



Lakeside Plantation
Community Development District

Ken Saul, Chairman

Bud Sabol, Vice Chairman

Devon Paulos, Assistant Secretary

Patrick Lavoy, Assistant Secretary

Ronald Perry, Assistant Secretary

June 17, 2026

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 4: Ken Saul - C	
Seat 2: Alan Sabol - VC	
Seat 5: Ronald Perry - AS	
Seat 3: Patrick Lavoy - AS	
Seat 1: Devon Poulos - AS	

Wednesday
 June 17, 2026
 5:00 p.m.

Lakeside Plantation Clubhouse
 2800 Plantation Blvd.
 North Port, FL 34289
<https://us06web.zoom.us/j/83544934330>
 Meeting ID: 835 4493 4330
 Passcode: YRQC2q
 Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. Director of Operations
 - A. Report Pages 7-11
 - B. Grounds Maintenance Report
 - 1. Getz Outdoor Monthly Report Pages 14-15
 - C. Consideration of Proposals to Resurface the Pickleball Courts
 - 1. CourtCo Pages 18-24
 - 2. Fast-Dry Courts (*To Be Provided Under Separate Cover*)
 - D. Consideration of Proposals for Pest Control
 - 1. Arrow Exterminators Pages 27-35
 - 2. Home Team Pest Defense Pages 37-40
 - 3. Truly Nolen Pages 42-52
- V. Business Items
 - A. Discussion of Current Landscape Maintenance Contract
 - B. Update on RFP for Landscape Maintenance Services
 - C. Consideration of Proposal from Greentopps to Provide Temporary Landscape Maintenance Services (*To Be Provided Under Separate Cover*)

D.	Approval of Plaque Honoring Fellow Resident Mario Capozzolo	
	1. Gulfcoast Engraving & Awards	Pages 56-58
	2. International Bronze Plaque Company	
	i. Option 1	Pages 61-63
	ii. Option 2	Pages 65-67
E.	Consideration of Proposals for Pool Maintenance Services	
	1. Pelican Pools	Pages 70-73
	2. Signet Pool	Pages 75-76
VI.	Business Administration	
	A. Approval of the May 20, 2026 Meeting Minutes	Pages 79-92
	B. Approval of Check Register	Pages 94-182
	C. Balance Sheet & Income Statement	Pages 184-194
	D. Special Assessment Receipts Schedule	Page 196
VII.	General Audience Comments	
VIII.	Staff Reports	
	A. Attorney	
	B. District Engineer	
	C. District Manager	
IX.	Supervisors Requests	
X.	Next Regularly Scheduled Board Meeting is Wednesday, July 15, 2026, at 5:00 p.m. at the Lakeside Plantation Clubhouse	
XI.	Adjournment	

Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <http://lakesideplantationcdd.com>

SECTION IV

SECTION A

Lakeside Plantation Community Development District

Director of Operations

June 17, 2026



HAROLD MYERS

DIRECTOR OF OPERATIONS LAKESIDE
PLANTATION
GMS, LLC



Director of Operations Management
Report
June 17, 2026

--May Clubhouse Revenues

YTD 2025 \$32113 YTD 2026 \$37372

May 2025 \$4351 May 2026 \$4014

**--Clubhouse Fob Entries for Clubhouse Front Door and North
and South Gates.**

Jan. 2026 3257

Feb. 2026 3100

Mar. 2026 3721

Apr. 2026 2875

May 2026 2153



Recent Updates to the Community

--Tennis Courts resurfaced by Welch Tennis



Work in Progress

- Have received 3 quotes for pest control for the Clubhouse and the shop area.
- Inside and Outside Window cleaning set up with JIH every three months at a fee of \$150 per quarter, billed on a separate invoice
- Looking to receive a quote from John Williams Concrete to repair pool equipment area and bring in additional stone to give the area a better look.
- Quotes for new pool cleaning service.

t

Staff Requests



Conclusion

For any questions or comments regarding the above information or any future maintenance requests or concerns, please email:

LakesidePlantationAmenityManager@gms-tampa.com

Respectfully,

Harold Myers
Amenity Manager



SECTION B

SECTION 1

Getz Outdoor Services
Monthly Grounds Maintenance Report
Lakeside Plantation Community Development District

June 12, 2026

- Edging & Weed Control: Edged beds around all tennis courts and applied herbicide to prevent grass and weed encroachment. Continued herbicide application in the flower beds behind the clubhouse, near the tennis courts, the gazebo area, and the pool equipment enclosure.
- Hedge Maintenance: Trimmed Podocarpus hedges in front of the clubhouse and pruned bougainvilleas to clear the walkway.
- Inclement Weather: Due to weather conditions, further trimming and weed control were paused. We focused on cleaning hedge clippings and will prioritize remaining weed removal during our next weekly maintenance routine.

June 11, 2026

- Debris Removal: Cleaned dead limbs from the Areca Palms near the clubhouse shed and removed a dead tree behind 1935 Scarlett per Harold's request. Cleared fallen pine trees and large debris from the Sycamore conservation area.

June 5, 2026

- Mowing & Pond Maintenance: Mowed conservation areas on both sides of Sycamore Street, Dixie, and Scarlett (clubhouse side). Addressed the dry pond and conservation area behind the Towns, the Boxwood pond, and the first pond entrance.
- Special Projects: Mowed and improved the appearance of the previously repaired pond and addressed grass clumps in the Towns swamp area. Pond weed eating is scheduled for the next visit.

June 4, 2026

- General Maintenance: Met with Harold to address specific conservation mowing complaints. Mowed lakes on the east side of Plantation Blvd, the main boulevard, and the

swamp area between the Towns and the boulevard.

- Clubhouse Grounds: Mowed, edged, and cleared debris at the clubhouse. Extensive hand-weeding was completed at the bocce ball, pickleball, and playground areas, as well as the rock beds between the porch and pool.

- Status Update: Due to heavy rain and rapid growth, approximately five ponds remained at the end of the day. These are scheduled to be completed no later than Wednesday. Our ongoing plan includes weekly mowing of the clubhouse, main boulevard, and roadside conservations, with continued herbicide application as weather permits.

SECTION C

SECTION 1



3046 Del Prado Blvd S | Suite 1B
 Cape Coral, FL 33904
 844-COURTCO
 239-766-9636



COURTCO.

*Proposal to Repair the
 courts.*

April 29, 2026

Attn: Pat Lavoy
 Lakeside Plantation
 2800 Plantation Drive
 North Port, FL 34289

Dear Pat,

Thank you for expressing interest in having CourtCo resurface your pickleball and basketball courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshow and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
 CourtCo, LLC.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636



COURTCO.

PROPOSAL/AGREEMENT

April 29, 2026

CUSTOMER

Lakeside Plantation
 2800 Plantation Drive
 North Port, FL 34289

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lakeside Plantation, hereinafter called the Customer, for the resurfacing of your pickleball and basketballs court with respect to the following terms and specifications:

COURT PREPARATION: 1 court measuring approximately 60' x 60'

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
 The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges as necessary, and fill existing cracks as best as possible prior to surfacing.
Note: Estimate includes up to 5 gallons of patch binder. This errs on the side of caution as this can only be determined once Technicians flood the court to see how many depressions are deemed outside regulation. Overages will be agreed upon with management and our Technicians prior to proceeding with work but will be billed via change order at \$185.00/gallon.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.

SURFACING of PICKLEBALL & BASKETBALL COURTS

The Contractor will apply **1 Coat of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface.
 The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.
Note: At <https://courtcofl.com/custom-court-designer/you-can-pick-color-schemes-and-line-color-for-secondary-courts>.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 3 colors are included in the price for pickleball courts. The inside, outside, and kitchen can be different colors.
 The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines for two pickleball courts in accordance with U.S.A.P.A. regulations using white, textured, heavy-bodied, latex paint. *Note: A little bleeding is unavoidable.*
 The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines for half-court basketball in accordance with high school regulations using _____, textured, heavy-bodied, latex paint. *Note: A little bleeding is unavoidable.*
 The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary across the state. CourtCo can provide disposal but will pass expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
****** NINE THOUSAND FOUR HUNDRED THIRTY DOLLARS (\$ 9,430.00) ******

OPTIONS – Please Initial to Accept

<u>Portable Pickleball Net – Add \$</u>	Number of nets _____	Please initial to order _____
The Contractor will supply and install a deluxe portable pickleball net on wheels.		Add \$ 1,060.00/net

<u>Pro Portable Pickleball Net – Add \$</u>	Number of nets _____	Please initial to order _____
The Contractor will supply and install a Pro heavy-duty, portable, rolling pickleball net.		Add \$ 2,750.00/net

<u>Pro Max Pickleball Net – Add \$</u>	Number of nets _____	Please initial to order _____
The Contractor will supply and install a Dominator Pro Max semi-permanent, rolling pickleball net.		Add \$ 3,460.00/net

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B

Cape Coral, FL 33904



844-COURTGO

239-766-9636



COURTGO.

April 29, 2026

Lakeside Plantation
2800 Plantation Drive
North Port, FL 34289

PROVISIONS

The Customer agrees to pay a 33% deposit upon acceptance of proposal.
The Customer agrees to pay 33% upon commencement.
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

CONCRETE DISCLAIMER

Due to the potential for improper additives, lack of vapor barrier, waterproofing membranes, etc., being applied or installed and many other unknown factors; we do not provide any type of warranty on the court surface. This means that should the court surface not adhere properly, peel, bubble, or otherwise fail due to improper concrete construction/materials, the contractor will not be held responsible. Also note that the original paint may peel off and cause our surface to in turn fail. Should any failures occur any time after application of the paint, any repairs will be subject to a change order. The contractor assumes no liability for the repair or offers no warranty as this occurs when the concrete wasn't installed correctly, or improper materials were used in construction. Even though most of the concrete courts we surface do not present issues, this disclaimer must be acknowledged and signed prior to work commencing.

Respectfully submitted by: Adam Jenne

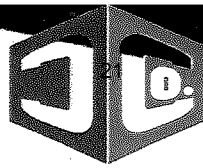
Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____

Date: _____



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

Proposal For complete
Rebuild of Pickleball Courts

May 5, 2026

Attn: Pat Lavoy
Lakeside Plantation CDD
2800 Plantation Blvd
North Port, FL 34289

Dear Pat,

Thank you for expressing interest in having CourtCo construct your pickleball courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshow and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

PROPOSAL/AGREEMENT

May 5, 2026

CUSTOMER

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lakeside Plantation CDD, hereinafter called the Customer, for the construction of your basketball and pickleball courts with respect to the following terms and specifications:

PERMITTING: If necessary

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
 The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
 The Contractor will bill all permit fees as actual.

This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: 3 pickleball and 1 basketball court measuring approximately 60' x 120'

The Contractor will demo up to 4" thick concrete at the existing pickleball and basketball courts and dispose of the debris off-site.
 The Contractor will demo existing fencing, posts, and footers and dispose of the debris in the Customer's dumpster.
 The Contractor will excavate and remove dirt as necessary and move to Customer's dumpster or designated area.

Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.

The Contractor will supply and install lime rock, crushed concrete, or other FLDOT approved base material compacted to approx. 4".

Note: The Contractor includes up to 200 tons of rock. If more is required, then it will be addressed via change order.

The Contractor will laser grade base material to achieve a 1% slope in one plane.

The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.

The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base rock.

The Contractor will supply and install SIII D.O.T. approved hot mix asphalt compacted to 1".

Note: SIII D.O.T. asphalt can contain up to 50% RAP (Recycled Asphalt Product). Alternatives are listed below for an upgrade.

COURT PREPARATION

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.

The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.

Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.

The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.

SURFACING of PICKLEBALL & BASKETBALL COURTS

The Contractor will apply 2 Coats of Acrylic Resurfacer with sand over entire court area to fill voids and provide smooth surface.

The Contractor will apply 2 Coats of Acrylic Color Concentrate with sand to provide in-depth color over court surface.

Note: At <https://courtcofl.com/custom-court-designer/> you can pick color schemes and line color for secondary courts.

Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.

Note: Up to 3 colors are included in the price for pickleball courts. The inside, outside, and kitchen can be different colors.

Note: Up to 2 colors are included in the price for basketball courts. Many options exist for contrasting colors.

The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for three pickleball courts in accordance with U.S.A.P.A. regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*

The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for half-court basketball in accordance with high school regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*

The Contractor will supply and install 2-7/8" Classic Posts with integral lacing bars and external net winder.

The Contractor will supply and install 3 pickleball nets with center straps and anchors.

The Contractor will supply and install 1 Dominator basketball hoop with tempered glass backboard on a concrete footer.

Note: Backboard to be regulation size at 42"x72".

The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

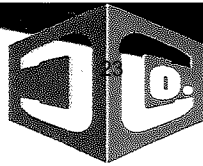
The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of

***** NINETY-TWO THOUSAND FIVE HUNDRED TWENTY DOLLARS (\$ 92,520.00) *****

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

PROPOSAL/AGREEMENT

May 5, 2026

CUSTOMER

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lakeside Plantation CDD, hereinafter called the Customer, for the construction of your basketball and pickleball courts with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

6" Compacted Base – Add \$ 10,840.00

The Contractor will supply and install 6" of compacted lime rock or crushed concrete in lieu of above.

Please initial to order _____

1" Virgin Asphalt – Add \$ 3,290.00

The Contractor will supply and install 1" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Please initial to order _____

1.5" Virgin Asphalt – Add \$ 10,950.00

The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Please initial to order _____

Douglas Posts – Add \$ 1,740.00

Color _____ (Black or Green)

The Contractor will supply and install three sets of new net posts that meet U.S.A.P.A. regulations with stainless steel internal wind mechanisms and integrated lacing rods in lieu of Putterman posts that are included.

Please initial to order _____

Guardian Posts – Add \$ 3,750.00

The Contractor will supply and install three sets of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms in lieu of Putterman posts that are included.

Please initial to order _____

Cushion Courts – Add \$ 22,830.00

The Contractor will supply and install 3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules, and color coating as described above in "Surfacing of Pickleball & Basketball Courts."

Please initial to order _____

Spoils Removal – Add \$ Varies/TL

The Contractor will remove spoils and dispose of off-site in lieu of spreading on site included above.

Please initial to order _____

Economy 8' Fencing – Add \$ 25,770.00

Color _____ (Black or Green)

The Contractor will supply and install approximately 360' x 2" mesh x 8' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to four pedestrian gates. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail all 1 5/8" and bottom to be affixed with tension wire.

Please initial to order _____

Premier 8' Fencing – Add \$ 30,030.00

Color _____ (Black or Green)

The Contractor will supply and install approximately 240' x 2" mesh x 8' tall 9 gauge-fencing with vinyl coated wire, all necessary hardware, and up to four pedestrian gates. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top and bottom rail all 1 5/8".

Please initial to order _____

4' Fencing (Interior) – Add \$ 11,490.00

Color _____ (Black or Green)

The Contractor will supply and install approximately 180' x 2" mesh x 4' tall 9-gauge fencing with black vinyl coated wire, all necessary hardware, and pedestrian gates at center court. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail all 1 5/8" and bottom to be affixed with tension wire.

Please initial to order _____

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

May 5, 2026

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

PROVISIONS

- The Customer agrees to pay a 20% deposit upon acceptance of proposal.
- The Customer agrees to pay 30% upon commencement.
- The Customer agrees to pay 30% upon installation of asphalt.
- The Customer agrees to pay 10% upon installation of fence (if applicable).
- The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: Adam Jenne
 Adam Jenne
 CourtCo, LLC.

Proposal accepted by: _____

Date: _____

SECTION D

SECTION 1



The Arrow Exterminators Family of Brands

Proposal for Services: Lakeside Plantation CDD



2800 Plantation Blvd, North Port, FL 34289

Proposed By: Kaylee McGinnis
Cell: 941-314-1144
Kmcginnis@hughes-exterminators.com





The Arrow Exterminators Family of Brands

About Arrow Exterminators

Introduction

Family owned and operated since 1964, Arrow Exterminators believes in going Beyond the Call for our customers and partners to protect their families, homes and businesses using the most effective and environmentally responsible methods available on the market today. Headquartered in Atlanta, we provide services in 12 states and are currently the sixth largest pest control company in the United States. Our longevity, strength and stability provide our customers with the assurance we will be here whenever they need us.

Industry Leaders

Arrow Exterminators introduced our proprietary STEPS Total Protection System in 2009 - a first of its kind in the industry. It represents a company-wide commitment to providing the most effective solutions for our customers while caring for our environment at the same time. This commitment is reflected in every step of the way we do business. STEPS goes beyond pest and termite control. It goes beyond the property line. It goes Beyond the Call to focus every member of our team on providing our clients and their customers with a healthier business, community, and planet.

We are active members within the communities where we live and work and are deeply involved in industries that affect our customers' health and property. Additionally, we are proud of our leadership role with the National Pest Management Association, state pest control associations and local and state REALTOR and Home Builder associations.

QualityPro

Less than 3% of pest control companies in the U.S. achieve the QualityPro designation. This is a third-party verified certification administered by the National Pest Management Association. To achieve this distinction, companies must meet rigorous standards and demonstrate excellence in Business Operations, Consumer Satisfaction, Environmental Stewardship and Training.





The Arrow Exterminators Family of Brands

Our Services

Arrow Exterminators is a full-service pest and termite control company. The foundation of our STEPS Total Protection System is Integrated Pest Management or (IPM) which is widely accepted as the most environmentally friendly approach to pest control. IPM is a straight-forward three-step process including **inspection** to pinpoint pest issues; **identification** of not only the pest but the root cause of the problem and **treatment** only when and where necessary to alleviate the problem and prevent future recurrence.

All services from Arrow Exterminators are backed by our 100% Satisfaction Guarantee - the very best in the business.

FULL-SERVICE CAPABILITIES

Arrow's Commercial Pest Management Division provides a full range of services for any type of need including:

- Insect Control
- Rodent Control
- Stored Product Pest Control
- Fire Ant Control
- Mosquito Management
- Bird Management
- Termite Control
- Drain Treatment
- Disinfecting Services
- Wildlife





The Arrow Exterminators Family of Brands

Service Specifications

COVERED PESTS

Ants, Cockroaches, mice/ Rats, Spiders/Webster (excludes black widow and brown recluse) within 10 ft height including exterior webbing, Silverfish, Earwigs, Small Flies (if elected), House Crickets, Scorpions, Pill Bugs, Millipedes, and Centipedes. Includes Wasp nest up to 15ft.

Service for other pests such as birds are available on a cost per service basis. Broadcast treatments for ants, such as fire ants, may require an additional charge.

SERVICE PROGRAM

Communication:

Arrow Exterminators will provide a service record notebook containing pest activity records, labels and safety data sheets for all products used, licensing information for each service professional, emergency contact information and insurance certificate. An electronic report for each service visit will be provided by email upon service completion. We also will respond same day for call back services if needed. Customer has access to the Arrow website for information pertaining to their account.

Food Safety Observations and Inspections in Food Prep and Service Areas:

During routine inspections all food safety issues related to pest control and non-pest control will be documented.

Interior Insect Inspection and Control for Covered Pests: Monthly

Arrow will inspect, covered areas and if necessary, apply materials to cracks and crevices or spot applications when active pests are found or when necessary to prevent possible infestation. Insect monitors will be placed in certain pest harborage areas within the locations to detect pest issues. Interior insect inspections, monitoring and control will be performed per service frequency.

Exterior Insect Control for Covered Pests: Monthly

During each service visit we will inspect the outside of the building and make targeted spot treatments up to 6 feet from building to control pests. Exterior crawling insect control for ants, roaches, crickets, centipedes, millipedes, sow bugs, pill bugs and other arthropod invaders will be provided. Webster service is completed around eaves, windows and roof covered areas up to 10 ft. Exterior insect inspections, monitoring and control will be performed per service frequency.



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Exterior Rodent Control: Monthly

Tamper resistant bait stations, containing rodent bait blocks will be placed at appropriate intervals around the exterior of facility where necessary. Devices will be anchored, secured, contain secured bait blocks, numbered, and indicated on the device location map. Fresh bait blocks will be maintained, and bait devices will be serviced and cleaned per agreed service frequency. Any damaged or missing devices will be replaced at customer's expense. Replacement Costs: EVO Express \$23/ea.

Stations 1x per Month

Number of stations and location subject to change

Interior Rodent Control (rats/mice): If Needed

Tin cat monitors will be placed at certain entry points inside of your facility. Activity will be documented in our handheld system each visit. Devices will be numbered and indicated on the device location map. This Service will be performed per service frequency. Any damaged or missing devices will be replaced at the customer's expense. Replacement costs: Tin Cats \$14/ea.

Stations 1x per Month

Number of stations and location subject to change

Insect Light Traps:

Insect light traps (ILT's) will be serviced per service frequency by replacing glue boards, emptying catch pans, cleaned and replacing lamps annually. Damaged or additional ILT may be purchased for an additional fee. Plasma 1 ILT \$345.

Small Fly Drain Control Program:

When utilizing a Drain fly control program, sanitation is key to a long-term control program, and it needs to be a partnership between Arrow and the customer to help keep the drains free of organic debris materials. Drain service will consist of foaming drains utilizing a BIO treatment.

Fly Baiting Program: As needed

Fly baiting program will consist of applying spot bait to non-food contact areas in areas where flies are accessing. Includes underside of non-food contact equipment and dumpster areas.





The Arrow Exterminators Family of Brands

Optional Services

Monthly Mosquito Treatments: **If Elected**

Arrow will inspect for various mosquitos around soft scape and hard scape of the facility. Arrow will treat using a commercial-grade mosquito misting blower. In addition, Arrow will use BTI Growth Regulators in standing water puddles where applicable to disrupt the life cycle of mosquitoes and various flies. This service would be performed one time per month during mosquito season (March- October) and can be extended extra off-peak months if needed at customer's expense.

Monthly Fire Ant Treatment: **If Elected**

Arrow will apply granules utilizing broadcast treatments to grass/lawn areas within fenced areas and parking lot areas where fire ants are common to. Broadcast treatments will be applied on a quarterly basis and spot treated between these treatments.

Stored Product Pest: **If Elected**

Arrow will monitor and service Stored Product Pest traps 1 time per month. An activity report will be provided on each service.

Smart Care Disinfecting Services:

Arrow Exterminators (The Company) will provide a service to disinfect, sterilize, deodorize, and purify surfaces to keep your business protected from harmful pathogens. The Company will treat areas as described below using products that are EPA List-N to be used against SARS-Cov-2 (COVID-19), FDA Approved, and NSF D2 Certified.





The Arrow Exterminators Family of Brands

Clubhouse: Monthly

Pest Control & Rodent Control (10)

Interior and Exterior integrated pest management, bait, monitor and maintain 10 exterior rodent stations

\$110.00/Month

Equipment Cost (one time): \$220.00

Storage Shed: Monthly

Rodent Control (4)

Bait, monitor and maintain 4 exterior rodent stations

\$20.00/month

Equipment Cost (one time) \$88.00

Interior trapping of shed, 2 weeks, twice a week

(set traps in shed, remove dead rodents)

\$200/one time

Add 7% sales tax

Prices are good for 30 days from date of proposal.

Terms

The initial term of this agreement shall be for one year and based upon your complete satisfaction. Following the initial period, this agreement will renew itself automatically on a month-to-month basis. However, this agreement may be canceled at any time with 30 days written notice if you are not completely satisfied.

Arrow Exterminators, Inc.

Date

Customer

Date

By signing this agreement, I Acknowledge that I wish to receive further communication electronically.

I do not wish to receive electronic communications.

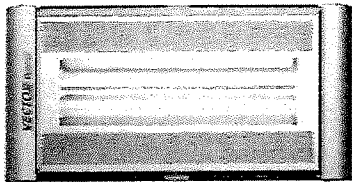




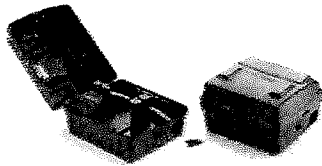
The Arrow Exterminators Family of Brands



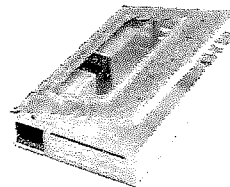
VECTOR Plasma One



Plasma Screened



Exterior Evo Station



Tin Cat





The Arrow Exterminators Family of Brands

COMMERCIAL PEST MANAGEMENT GUARANTEE TERMS AND CONDITIONS OF GUARANTEE

- 1. IF PESTS COME BACK, SO WILL WE!** The COMPANY agrees to provide guaranteed pest control service as indicated on the reverse side of this agreement. Additional treatments for pest covered under this agreement will be promptly rendered between regularly scheduled services, when requested by the customer or deemed necessary by the COMPANY.
- 2. TRANSFERABLE:** This Service Agreement may be transferred to a new customer or occupant.
- 3. SERVICE SCHEDULE:** Customer agrees to allow scheduled appointments for service. In the event a scheduled appointment cannot be met due to unexpected circumstances, the customer acknowledges that exterior treatments may be rendered to prevent a lapse in ongoing pest protection.
- 4. PAYMENT SCHEDULE:** Payment is due on the scheduled service date upon completion of service unless otherwise noted on reverse side of this agreement. Customer acknowledges that all billed and/or invoiced services will be paid within thirty (30) days of the date the services are rendered. All billed and/or invoiced services must be indicated on the reverse side of this agreement and approved by the COMPANY's service center manager.
- 5. CANCELLATION POLICY:** Customer acknowledges this is a one-year service agreement, however if you are not completely satisfied with your service, you may cancel this agreement at any time by providing the COMPANY with a thirty day written notice.
- 6. RENEWABLE SERVICE AGREEMENT:** Upon the completion of the first year of service, this agreement shall continue thereafter at the same service frequency unless written notice is given, by either party, thirty days prior to the anniversary date of this agreement.
- 7. ANNUAL PRICE GUARANTEE:** This agreement assures the customer of no price increase on services during the first year of service. After the first twelve months of service, the COMPANY reserves the right to adjust service fees.
- 8. CUSTOMER'S OBLIGATION TO NOTIFY THE COMPANY:** Prior to the COMPANY rendering service, Customer agrees to notify the COMPANY of any occupant at the premises to be serviced, who may be an expectant mother, allergic or sensitive to chemicals and/or the arrival of newborn infants.
- 9. ARBITRATION:** It is understood and agreed that this is the entire agreement of the parties, and that the COMPANY and the customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The Customer and the COMPANY agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation, to be followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
- 10. INSURANCE:** The COMPANY is fully insured for providing services described in this Agreement. Information about this coverage is available from the COMPANY.
- 11. ACCEPTED IN ALL ITS TERMS AND CONDITIONS** without limitations, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the service center manager.
- 12. PAYMENT:** When a check is provided as payment, the Customer agrees that the COMPANY is authorized to use check information to make a one-time electronic funds transfer from Customer's account or to process the payment as a check transaction. For inquiries, please call 1-866-782-7566.
- 13. Company-branded rodent equipment and associated materials provided by the Company are and shall remain the exclusive property of the Company. Customer understands that he/she does not acquire any ownership, interest, or title to such equipment and components, and that upon termination of agreement for any cause whatsoever, the Company is hereby authorized to remove all such Company-branded equipment and components.**



SECTION 2



HomeTeam Pest Defense, Inc.
 24426 Sandhill Blvd, STE 205, Pun
 941-467-1315
 DJM

Account No.: 4447306

Effective Date: 05/28/2026

Source Code: W-Google

PEST CONTROL SERVICE AGREEMENT

Service Address		Billing Address	
Name: <u>Plantation Lakes</u>		Name: <u>Plantation Lakes</u>	
Address: <u>2200 Plantation Blvd</u>		Address: <u>2200 Plantation Blvd</u>	
City: <u>North Port</u>		City: <u>North Port</u>	
State: <u>FL</u>	Zip Code: <u>34289-9472</u>	State: <u>FL</u>	Zip Code: <u>34289-9472</u>
Phone: Home: <u>941-423-5500</u>		Phone: Home: <u>941-423-5500</u>	
Work: <u>941-423-5500</u>		Work: <u>941-423-5500</u>	
Cell: <u>941-423-5500</u>		Cell: <u>941-423-5500</u>	
Email: <u>lpclubhousestaff@gmail.com</u>		Email: <u>lpclubhousestaff@gmail.com</u>	

Contact Preference	Construction
You will receive updates and notifications regarding your service via your preferred communication method. Please provide:	
<input checked="" type="checkbox"/> Mobile/SMS Number: <u>941-423-5500</u>	<input checked="" type="checkbox"/> 1 Story
<input checked="" type="checkbox"/> Email: <u>lpclubhousestaff@gmail.com</u>	<input checked="" type="checkbox"/> 2+ Stories
	<input checked="" type="checkbox"/> Square Feet: <u>7000</u>
By providing your SMS mobile number and email you are agreeing to our Privacy Policy and use of timely communications regarding service, scheduling and newsletters. View the full Privacy Policy, please visit us at www.pestdefense.com/legal .	
<input type="checkbox"/> If you do not wish to receive notifications regarding service, please check the box.	

Pests to be Controlled			
<input checked="" type="checkbox"/> Roaches	<input checked="" type="checkbox"/> Mud Daubers	<input checked="" type="checkbox"/> Fire Ants (add'l charge) \$ <u>INC</u>	<input checked="" type="checkbox"/> Mice/Rats (add'l charge) \$ <u>80.00</u>
<input checked="" type="checkbox"/> Pest Ants	<input checked="" type="checkbox"/> Paper Wasps	<input checked="" type="checkbox"/> Carpenter Ants (add'l charge) \$ <u>INC</u>	<input type="checkbox"/> Fleas (inside only) (add'l charge) \$ <u>N/A</u>
<input checked="" type="checkbox"/> House Spiders	<input checked="" type="checkbox"/> Silverfish/Firebrats	<input checked="" type="checkbox"/> Tawny Crazy Ants (add'l charge) \$ <u>INC</u>	<input type="checkbox"/> Other: <u>None</u> \$ <u>N/A</u>
<input checked="" type="checkbox"/> Centipedes/Millipedes	<input checked="" type="checkbox"/> Earwigs	<input checked="" type="checkbox"/> Scorpions (add'l charge) \$ <u>INC</u>	<input type="checkbox"/> Other: <u>German Roaches</u> \$ <u>N/A</u>

Recurring Service Frequency	Scheduled Months	Type of Service
<input checked="" type="checkbox"/> Quarterly	<input type="checkbox"/> Jan	<input checked="" type="checkbox"/> Taexx®
<input checked="" type="checkbox"/> Every other Month	<input checked="" type="checkbox"/> April	<input checked="" type="checkbox"/> Conventional
<input type="checkbox"/> Monthly	<input type="checkbox"/> July	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Oct	<input type="checkbox"/> Commercial:
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Feb	
	<input type="checkbox"/> May	
	<input type="checkbox"/> Aug	
	<input type="checkbox"/> Nov	
	<input type="checkbox"/> Mar	
	<input type="checkbox"/> June	
	<input type="checkbox"/> Sept	
	<input type="checkbox"/> Dec	

Special Instructions: Club House, Amenity Center Bi monthly General pest prevention, includes interior, includes Web Rodent Baiting to include 6 - 8 Stations included in initial Bi-monthly invoice / Initial service cost \$530.00 includes rodent stations / Bi-monthly service \$230.00

Amount	Total	Method of Payment
Initial Service: \$ <u>250.00</u>	\$ <u>250.00</u>	<input checked="" type="checkbox"/> EZ-Pay (Bank Debit) <input type="checkbox"/> Credit Card <input type="checkbox"/> Check
Additional Pest: \$ <u>280.00</u>	\$ <u>280.00</u>	If paying by credit card or recurring debit from your bank account, please complete the attached Authorization for Pre-Arranged Payments to include the EZ-Pay option.
Additional Pest: \$ <u>0</u>	\$ <u>0</u>	
30 Day Follow-up: \$ <u>0</u>	\$ <u>0</u>	Total remitted with Agreement: \$ <u>530.00</u>
Recurring Service: \$ <u>230.00</u>	\$ <u>1150.00</u>	Monthly recurring service payment - total with tax: \$ <u>0</u>

(Based on selected frequency)

PLEASE READ THIS AGREEMENT THOROUGHLY BEFORE SIGNING. Customer acknowledges receipt of a signed copy of this Agreement.

CUSTOMER: _____ HOMETEAM PEST DEFENSE, INC.
 Signature: _____ Signature: 2026-05-28 11:35 Scott Moser
 Printed Name: Plantation Lakes Printed Name: Scott A Moser License No.: JE266417

This Agreement is not binding on the Company until signed by an authorized manager or executive officer of the Company.
RIGHT TO CANCEL: YOU, THE CUSTOMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.
 See additional important terms and conditions on the reverse side of this form.

Customer and HomeTeam Pest Defense, Inc. (the "Company") hereby agree as follows:

1. SERVICE. The Company will provide labor and materials to the property located at the Service Address to control the pests checked above (the "Covered Pests") in accordance with the terms and conditions of this Agreement. This Agreement does not provide for the treatment for, or control of, any pests, plant, animal or organism other than the Covered Pests. Customer acknowledges that the Company reserves the right to terminate service if Customer's account with the Company is more than thirty (30) days in arrears. The Company's acceptance of any payment in arrears will not constitute a waiver of the Company's right to terminate service.

2. LIMITED WARRANTY. During the term of this Agreement, the Company will provide treatments when deemed necessary by the Company to control active infestations of Covered Pests at no additional cost to the Customer, provided that Customer's account with the Company is current. **THE LIMITED WARRANTY STATED IN THIS SECTION 2 IS GIVEN IN LIEU OF ANY OTHER GUARANTEE OR WARRANTY, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

3. TERM. The parties agree that the initial term of this Agreement will be twelve (12) months and that this Agreement will be automatically renewed for additional twelve (12) month periods following the expiration of the initial term or any renewal term. This agreement may be terminated by the Company or by Customer upon written notice to the other party at least thirty (30) days prior to the next scheduled service. The Company reserves the right to increase the price of service.

4. PAYMENT. Unless Customer prepays annually, the Company will either invoice Customer at the time services are performed or debit the Customer's account under the EZ-Pay option. The full amount indicated on the invoice will be due and payable upon receipt. Invoices that are not paid within thirty (30) days of the invoice date will accrue interest on the unpaid balance at a rate equal to the lesser of 1.5% per month (18% per year) or the maximum amount allowed by law. In the event that legal action is necessary to collect any amount due the Company, the Company will be entitled to recover from Customer all costs of collection, including reasonable attorneys' fees, in addition to all outstanding amounts due the Company.

5. ACCESS TO PROPERTY. Customer hereby grants the Company service technicians access to the property for the purpose of performing periodic pest control services as described above. **If Customer is unavailable to provide a Company service technician access to the property for a regularly scheduled service call for conventional pest control, the technician will service the exterior of the property, and Customer will be charged the regular service fee. Customer may then schedule another appointment for interior service, if necessary, at no additional cost to Customer.**

6. DISCLAIMERS AND LIMITATION OF LIABILITY. The Company will not be responsible for (1) any past, present, or future damage to the property serviced under this Agreement or the contents located at such property caused by Covered Pests or any other pests or (2) any costs or expenses incurred by the Customer as a result of any such damage. The Company will not be responsible for any bodily injury (including death) caused by any pests. **The Company disclaims any and all liability for incidental or consequential damages. By signing this Agreement, Customer waives any and all claims for damage to the property or people resulting directly or indirectly from work performed by the Company, with the sole exception of claims for damages due to the gross negligence of the Company and/or its employees.**

7. ARBITRATION. ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER AGREEMENT BETWEEN THE PARTIES, INCLUDING BUT NOT LIMITED TO ANY TORT AND STATUTORY CLAIMS, AND ANY CLAIMS FOR PERSONAL INJURY OR PROPERTY DAMAGE, SHALL BE SETTLED BY BINDING ARBITRATION. UNLESS THE PARTIES AGREE OTHERWISE, THE ARBITRATION SHALL BE ADMINISTERED UNDER THE COMMERCIAL RULES OF THE AMERICAN ARBITRATION ASSOCIATION ("AAA") OR, IF APPLICABLE, IT SHALL BE DETERMINED UNDER THE AAA PROCEDURES FOR CONSUMER-RELATED DISPUTES. THE PARTIES EXPRESSLY AGREE THAT THE ARBITRATOR SHALL FOLLOW THE SUBSTANTIVE LAW, INCLUDING THE TERMS AND CONDITIONS OF THIS AGREEMENT, AND THAT ANY ARBITRATION PROCEEDING UNDER THIS AGREEMENT WILL NOT BE CONSOLIDATED OR JOINED WITH ANY ACTION OR LEGAL PROCEEDING UNDER ANY OTHER AGREEMENT OR INVOLVING ANY OTHER PREMISES, AND WILL NOT PROCEED AS A CLASS ACTION, PRIVATE ATTORNEY GENERAL ACTION OR SIMILAR REPRESENTATIVE ACTION. EITHER PARTY HAS THE RIGHT TO REQUIRE A PANEL OF THREE (3) ARBITRATORS, AND THE REQUESTING PARTY SHALL BE RESPONSIBLE FOR THE COST OF THE ADDITIONAL ARBITRATORS. EITHER PARTY MAY REQUEST AT ANY TIME PRIOR TO THE HEARING THAT THE AWARD BE ACCOMPANIED BY A REASONED OPINION. THE AWARD RENDERED BY THE ARBITRATOR(S) SHALL BE FINAL AND BINDING ON ALL PARTIES, EXCEPT THAT EITHER PARTY MAY WITHIN 30 DAYS OF THE ORIGINAL AWARD REQUEST AN ARBITRAL APPEAL TO A THREE MEMBER APPEAL TRIBUNAL. THE APPEALING PARTY SHALL BE RESPONSIBLE FOR ALL APPELLATE ARBITRATOR(S) FEES AND COSTS. THE APPEAL TRIBUNAL SHALL REVIEW ALL QUESTIONS OF LAW AND FACT UNDER A CLEARLY ERRONEOUS STANDARD. THE AWARD OF THE APPEAL TRIBUNAL SHALL BE FINAL AND BINDING. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT HAVING JURISDICTION THEREOF. CUSTOMER AND COMPANY ACKNOWLEDGE AND AGREE THAT THIS ARBITRATION PROVISION IS MADE PURSUANT TO A TRANSACTION INVOLVING INTERSTATE COMMERCE AND SHALL BE GOVERNED BY THE FEDERAL ARBITRATION ACT.

8. OWNERSHIP OF THE TAEXX BUILT-IN PEST CONTROL SYSTEM.

The Taexx pest control system **has not** been installed in the property.

The Taexx pest control system **has** been installed in the property. Customer acknowledges that all Taexx system service ports and blank plates installed on the exterior of the property will remain the property of the Company at all times. Upon termination or expiration of this Agreement, Customer grants the Company access to the property for the purpose of replacing each Taexx system service port with a blank plate. Customer acknowledges that servicing by any person or entity other than the Company could damage the Taexx system, and that the warranty on the Taexx system does not cover such damage. Customer agrees to provide written notice to any subsequent owner of the property of the provisions of this Section.

9. CHEMICAL SENSITIVITY OR SPECIAL HEALTH CONDITIONS. If Customer believes that Customer or other occupants of the property are or may (A) be sensitive to pesticides/termiticides or their odors, (B) be pregnant or (C) have other health conditions that may be affected by pesticides/termiticides or their odors, Customer must notify the Company in advance of treatment, including whether Customer or other occupants have consulted a medical doctor or other health care practitioner regarding such sensitivity or condition. The Company reserves the right, upon such notification, to deny or terminate service. Failure to provide notification constitutes the Customer's assumption of risk and waiver of any and all claims against the Company in connection with such sensitivity or condition.

10. ENTIRE AGREEMENT AND SEVERABILITY. This Agreement constitutes the entire agreement between the parties. Customer expressly warrants and represents that, in entering this Agreement, Customer is not relying on any promise, agreement or statement, whether oral or written, that is not expressly and fully set forth in this Agreement. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement will remain in full force and effect.



Agreement Number: 4447306
(Same as on Agreement)

05/28/2026
Enter Date of Transaction

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE AGREEMENT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS AGREEMENT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE AGREEMENT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO HOMETEAM PEST DEFENSE, INC.

AT 24426 Sandhill Blvd, STE 205, Punta Gorda, FL 33983-5216 NOT LATER
(Address of Seller's Place of Business - HomeTeam Pest Defense Branch Office)

THAN MIDNIGHT OF 06/02/2026 I HEREBY CANCEL THIS TRANSACTION.
(Date - Three Business Days After Date of Transaction)

Date Buyer's Signature Buyer's Name (Print)
(CUT OR TEAR ALONG DOTTED LINE)

HOMETEAM PEST DEFENSE, INC. CAN BEGIN WORK AS SOON AS POSSIBLE. PERMISSION, HOWEVER, SHALL NOT BE CONSTRUED AS A WAIVER OF ANY OF MY RIGHTS UNDER THIS NOTICE OF CANCELLATION.

YES NO _____ 05/28/2026
Buyer's Signature Date

(THE BOTTOM PORTION OF THIS FORM MUST BE ATTACHED TO THE LOCATION COPY OF THIS AGREEMENT.)

AUTHORIZATION FOR PRE-ARRANGED PAYMENTS

The Customer named below authorizes the Company designated above and the financial institution named below (the "Depository") to initiate and complete (i) recurring debit entries or (ii) one or more credit card charges (as designated below) to the checking/savings or credit card account, as the case may be, shown below (the "Account"). The amount of each recurring debit or charge will be the service amount due under Customer's contract with the Company.

1. References to the contract with the Company include any amendments, modifications or suspensions, including changes resulting from any changed or increased fee agreement under such agreement.
2. Customer may terminate this Authorization at any time by notifying the Company and the Depository in writing in such time and in such manner as to allow the Company and the Depository a reasonable opportunity (estimated to be 30 days) to act upon such termination. If Customer determines that the Account has been erroneously charged, Customer must immediately notify Depository in writing and Depository will provide a credit in the amount of the erroneous charge during the time period required by law or the Depository's rules. Until this authorization has been terminated in accordance with its terms, Customer agrees that the Account will not be closed and Customer agrees to have sufficient funds in the Account for the next scheduled debit entry. Customer agrees to pay Company a \$25.00 return item fee for unpaid drafts resulting from insufficient funds or uncollected funds.
3. The rights, powers and interests held by the Company under this Authorization may be exercised by the Company and its agents, depository institutions, successors, assigns and transferees.

This authorization will remain in full force and effect until terminated as provided herein.

BANK ACCOUNT DEBITS

ACH

Plantation Lakes
Name (as it appears on the Bank Account)

2200 Plantation Blvd, North Port, FL 34289-9472
Address (as it appears on the Bank Account)

Name of Financial Institution

Last 4 Digits of Routing Number

Last 4 Digits of Account Number

Street Address

City State Zip Code

941-423-5500
Daytime Phone Number

Plantation Lakes
Customer Name

CARD PAYMENTS

Credit Card

Plantation Lakes
Name (as it appears on the Bank Account)

2200 Plantation Blvd, North Port, FL 34289-9472
Address (as it appears on the Bank Account)

Name of Financial Institution

Last 4 Digits of Credit Card Number

Credit Card (select one)
 Discover Visa Mastercard

Expiration Date (MM/YYYY) _____
Zip Code

Email

lpclubhousestaff@gmail.com
Email

Customer Signature

05/28/2026
Date

SECTION 3

TRULY Rodent



This AGREEMENT is made between TRULY NOLEN OF AMERICA, INC., (hereinafter referred to as "TRULY NOLEN") and Harold Myers (BUYER)

2200 Plantation Blvd
 SERVICE ADDRESS
 North Port FL 34289
 CITY STATE ZIP
 Lpclubhousestaff@gmail.com
 EMAIL ADDRESS

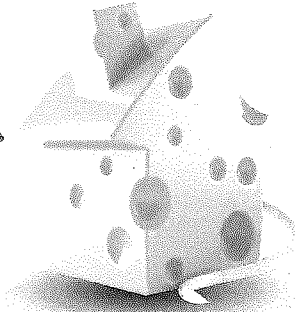
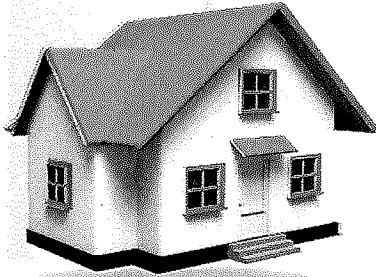
941-423-5500
 PRIMARY PHONE mobile landline
 9414235500
 SECONDARY PHONE mobile landline
 941-423-5500
 BILLING PHONE mobile landline

BILLING ADDRESS: 2200 Plantation Blvd, North Port, FL 34289

Square Ft 5000 Construction Type B # Stories 1 Accessible attics/crawls Yes No

Keep This...

From Becoming This



TRULY Rodent

\$ 925.00



\$ 75.00



Guarantee Agreement carries a one year guarantee covering re-infestation, workmanship, and materials within original scope of work. If the initial exclusion effort fails, then TRULY NOLEN will re-inspect and repair or replace damaged exclusion materials at no additional charge. If structure is re-infested, TRULY NOLEN will render services needed to control the infestation (e.g., trapping, etc.) at no additional charge. Guarantee excludes any property damage sustained due to a rodent infestation. Guarantee does not cover additional trapping and/or exclusion work beyond original scope of work. Should BUYER construct a home addition, guest house, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee. At the end of the guarantee period, BUYER can renew the agreement at a rate of \$0. Payment of this renewal fee re-establishes the guarantee as provided for in the first year and includes an annual inspection of the structure. After the first renewal year, TRULY NOLEN may modify the renewal fee amount. Buyer may select quarterly monitoring at a rate of \$225.00 which will be deducted monthly through auto-pay starting month two (2) in the amount of \$75. The first month will be added to the monitoring set up amount.

Cost of Initial Treatment	\$200
Additional Charge - Specialty Material	\$0
Retail	\$650
Discount	\$0
Sales Tax (if applicable)	\$0
Total Due to Start	\$850.00
Amount Paid	\$850

There is no Guarantee until initial and renewal payments are made according to terms.

Cash Receipt # _____ Check # _____

Amount \$925 Credit/Debit Card: MC Visa
 Discover AmEx

Credit Card Last 4 Digits ****

ACH DEDUCTION Account # _____

Name on Account _____

Banking Name _____

Routing # _____

AUTO PAY MONTHLY - REQUIRED ON ALL SERVICES EXCEPT ONE TIME

Initial amount due \$75.00 Monthly Deduction \$75.00

The monthly deduction (plus tax if applicable) will be on the 4th.
 Monthly auto payment begins the second month of the agreement.

Branch # Truly Nolen Branch 093 Today's Date 05/29/2026

Start Date _____ Sanitation Vector Date _____

TRULY NOLEN OF AMERICA, INC - AZ License #4020 | CA License #PR285

770 Tamiami Trail, Port Charlotte, FL 33953
 (TRULY NOLEN OFFICE ADDRESS)

941-625-1535
 (OFFICE PHONE)

BY: N (REPRESENTATIVE) License # JB1157
 BY: _____ (MANAGER)

BY: _____ (OWNER OR AUTHORIZED AGENT)

WE OFFER MILITARY AND SENIOR CITIZEN DISCOUNTS!

BUYER'S RIGHT TO CANCEL If this is a home solicitation sale and if you do not want the goods or services, you may cancel this AGREEMENT by providing written notice to the Seller in person, by regular mail, or by email. This notice must indicate that you do not want the goods or services, and must be delivered or postmarked before midnight of the third business day after you sign this AGREEMENT. If you cancel this AGREEMENT, the Seller may not keep all or part of any cash down payment. TRULY NOLEN will deliver services after the three (3) day period, unless requested to be sooner by BUYER, in which case BUYER waives the BUYER's right to cancel.

Truly Rodent includes HEPA vacuum in areas of heavy infestation and application of sanitizer to same areas. Service also includes a vector treatment in the attic area and a smoke test to identify areas in plumbing where rodents may gain access. TRULY NOLEN is responsible for clean-up of deposited debris and/or any deposited debris subsequent to the initial work while the premises is under warranty only in those areas initially cleared and treated. TRULY NOLEN is not responsible for any medical issues or expenses that may arise from rodent infestation. Removal of ALL fecal and nesting materials is only included with TIP full remediation.

No sanitation vector treatment (preventative, inaccessible areas) BUYER Initials _____

*Opt out of smoke test only possible for non-crawl homes. Opting out of the smoke test denies TRULY NOLEN of a tool that may show evidence of plumbing issues that may allow rodents to enter. If rodents are discovered at a later date, the current contract would become null & void. Additionally, if at a future time a smoke test is deemed necessary to illuminate or verify the presence of undiscovered entry/egress(s), purchaser agrees to pay current rate for smoke test service plus any additional cost to eradicate rodent infestation. Opt Out BUYER Initials _____

Mobile/Manufactured home exception: Due to the construction type, smoke sanitation and vector may not be performed.

Specialized materials for exclusion _____ \$ 0

Bait Boxes Required 16

LIMITATION OF LIABILITY. The BUYER is purchasing a rodent control service program. The liability of TRULY NOLEN for treatment, re-inspection, re-treatment, or claims arising out of or relating to the interpretation, performance, or breach of this AGREEMENT or any claim for damages under statute or common law injury caused by performance, and/or negligence or any other tort claim in the inducement or performance of the AGREEMENT, shall not exceed the cumulative aggregate sum of \$5,000.00 for the entire period covered by this AGREEMENT. In no event shall either party be liable to the other for indirect, special, or consequential damages including, but not limited to, diminished resale value of a home or its contents, loss of use of the home or its contents, punitive damages, attorneys' fees, or loss of anticipated profits.

GENERAL TERMS, CONDITIONS AND DISCLAIMERS

1. AUTODIALED/PRE-RECORDED CALLS AND TEXT MESSAGE. I consent to receive updates and documents relating to this AGREEMENT as well as marketing regarding the services and programs offered by TRULY NOLEN via prerecorded/artificial voice messages, text/SMS messages, and/or through the use of an automated dialing/selection system to the cellular or other telephone numbers provided by BUYER. Max 4 marketing offers/month. I may contact TRULY NOLEN at any time to opt-out of receiving communications through prerecorded/artificial voice or autodialed, and text/SMS messages. Consent to this section is not a requirement for any future purchases of new services or offers. This section shall survive termination of the AGREEMENT.

BUYER understands that they can opt out of the autodial/text option without jeopardizing the commencement of the contract.

BUYER Initials _____

2. ADDITIONS AND ALTERATIONS. The BUYER understands that the Agreement does not cover additions or alterations to the premises that create new rodent entry points into the covered structure. In the event of such alterations, BUYER should notify TRULY NOLEN so that appropriate exclusion work can be performed for an additional fee and the contract can be amended to reflect the altered premises. Should BUYER construct a home addition, guest house, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee.

3. ACCESS. TRULY NOLEN'S liability under this Agreement shall terminate if access to the premises, structure(s), or any part of the structure is refused to TRULY NOLEN for the purpose of conducting inspections.

4. ACTS OF GOD AND OTHER EVENTS. Certain events beyond TRULY NOLEN'S control may affect TRULY NOLEN'S ability to perform obligations provided for under this AGREEMENT. These events include, but are not limited to, heavy rain, strong winds, hurricanes, or any other act of God or circumstances or causes beyond the control of TRULY NOLEN. TRULY NOLEN shall have no liability if, at its discretion, it becomes necessary to postpone, cancel, or terminate treatment as a result of such events.

5. LEGAL DISPUTES: ARBITRATION, CLASS ACTION WAIVER AND CHOICE OF LAW AGREEMENT. This arbitration provision is governed by the Federal Arbitration Act ("FAA"), 9 U.S.C. § 1 et seq. and not by any state rule or statute governing arbitration. The subject Agreement shall be governed by the laws of the State of Arizona, without regard to any conflict of laws provisions. In the event of any controversy, claim, or dispute between the parties and anyone else named as a defendant or respondent in such claim arising out of or relating to this Agreement, the parties agree to first attempt to resolve all issues with the assistance of a certified mediator, with each party bearing their own costs and agreeing to mediate via live video call for at least 30 minutes, including the attendance of a Truly Nolen representative. In the event there is no resolution through mediation, the parties agree to resolve such outstanding dispute solely through the use of binding arbitration, administered by JAMS pursuant to its Streamlined Arbitration Rules & Procedures. Any such arbitration shall take place within the state and county in which the BUYER resides or such location as the parties may agree, and be conducted by a mutually-agreed-upon arbitrator. The arbitrator shall be neutral, independent, and shall comply with all applicable codes of ethics. The arbitrator shall have the exclusive and sole authority to resolve any dispute relating to the interpretation, applicability, enforceability, conscionability, or formation of this Agreement and of this arbitration requirement. The award rendered by the arbitrator shall be final, binding on all parties, but subject to further proceedings governing arbitration awards in accordance with the Federal Arbitration Act. Judgment on the award made by the arbitrator may be entered into any court having jurisdiction over the parties. The parties further agree that either party may bring claims against the other only in his/ her or its individual capacity and not as a plaintiff or class member in any purported class action or representative proceeding. Further, the parties agree that the arbitrator may not consolidate proceedings of more than one person's claims, and may not otherwise preside over any form of representative or class proceeding unless

Truly Nolen specifically requests that multiple separate claims be arbitrated ~~and~~ defended as consolidated proceedings. The parties shall share the cost of arbitration (not including attorneys' fees) equally. In the event that a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, the other party shall be entitled to costs of suit, including reasonable attorneys' fees for having to compel Arbitration or defend or enforce the award. This section, the arbitration requirement and class action waiver, shall survive termination.

Binding arbitration means that both BUYER and TRULY NOLEN give up the right to a trial by a jury and their rights to have a dispute resolved in a court of law. It also means that both BUYER and TRULY NOLEN give up the right to appeal from the arbitrator's ruling except for a narrow range of issues that can be appealed, that discovery may be severely limited by the arbitrator, and that certain remedies such as statutory injunctions and fee shifting which may be available in a court of law may not be available. In addition, under the terms of this AGREEMENT, BUYER also gives up the right to bring any claims on a consolidated or class basis in the arbitration unless TRULY NOLEN specifically requests that multiple arbitrations be consolidated.

6. **NOTICE TO TRULY NOLEN.** Any disputes or claims under this AGREEMENT must be made promptly in writing to TRULY NOLEN OF AMERICA, INC., 432 S. Williams Blvd., Tucson, Arizona 85711, during this AGREEMENT term or any approved extension. The BUYER agrees not to file any action against TRULY NOLEN without allowing TRULY NOLEN to first enter and re-inspect the building. The BUYER also agrees not to file any action unless the BUYER files it within one (1) year after sending a written claim.
7. **ENTIRE AGREEMENT.** This AGREEMENT, including any attached graphs and specifications, checklists, or other documents, constitutes the entire AGREEMENT between the parties, and may not be varied, altered, or modified in any way except by written agreement between the parties and approved in writing by a TRULY NOLEN corporate officer. No verbal changes in the terms of the AGREEMENT or verbal approval of deviations from performance of this AGREEMENT shall be permitted. Any provision deemed unlawful shall be considered severed. The parties agree this is an arms-length transaction and neither intends to create a fiduciary relationship.

NOTE: PLEASE REFER TO BOTH SIDES OF THIS AGREEMENT FOR ALL DETAILS OF ANY GUARANTEE AND GENERAL TERMS AND CONDITIONS. ACKNOWLEDGMENT: BY SIGNING THE FACE OF THIS AGREEMENT, THE BUYER ACKNOWLEDGES THAT THE BUYER HAS READ, UNDERSTANDS, AND AGREES TO ABIDE BY THIS AGREEMENT AND ANY AND ALL ATTACHED CHECKLISTS, GRAPHS, SPECIFICATIONS, OR OTHER DOCUMENTS. BUYER ACKNOWLEDGES RECEIVING THE ATTACHED DIAGRAM OF THE STRUCTURE(S) TO BE TREATED.



TRULY NOLEN GRAPH

TERMITE PEST RODENT LAWN INSULATION

Name Harold Myers Date 06/01/2026

Treating Address 2200 Plantation Blvd

City North Port State FL Zip 34289

Phone 941-423-5500 Inspected By Peter Salton Sq Ft 5500 Lin Ft 500

Structure: Residential Home Residential Apt/Condo Residential Mobile Home Commercial Other Fum Only: Cu Ft _____

2:04 PM Tue May 26

LTE 63%

AA experience.arcgis.com

www.scpa.com/propertysearch/parcels/details/1116010438

SCPA Parcel Map



PEST INSECT SITE ACTIVITY _____ TYPE OF INSECT _____

TERMITE/WDO ACTIVE EVIDENCE DAMAGE SUBTERRANEAN/FORMOSAN DRYWOODS OTHER _____

FOUNDATION TYPE FLOATING SLAB SUPPORTED SLAB MONOLITHIC SLAB CRAWL STEM POURED BLOCK POST TENSION

RODENT/INSULATION E- EVIDENCE PRESUMPTIVE OF INFESTATION RD- RODENT DAMAGE EP- RODENT ENTRY POINTS

LAWN/ORNAMENTAL INSECTS FUNGUS WEEDS DROUGHT OTHER _____

NOTES:

Please provide access to blocked areas by moving stored items. Since liquids may drift and drip, please remove any item that could be damaged by water. If termites or termite damage exists, then it is possible that hidden damage could exist somewhere in the structure. TRULY NOLEN is NOT responsible for hidden damage.

X _____

Customer Acknowledgment Signature

See back for Graphing Symbol Key

TRN005 (Rev. 03/20)



Graphing Symbols Key

Activities

A = Active
P = Previous
E = Evidence
D = Damage

Treatment Symbols

T = Trench
WV = Wall Void Treatment
I = Injection
HD = Horizontal Drilling
R = Rodded
VD = Vertical Drilling
EWS = Emergency Water Shutoff
AD = Angle Drilling

Organisms

S = Subterranean Termites
K or DWT = Drywood Termites
Z = Dampwood Termites
FD = Fungus Decay
F = Formosan Termites
B = Beetles
A = Carpenter Ants
O = Other Wood Pests

Conditions Conducive

CD = Cellulose Debris
EC = Wood-to-Earth Contact
FG = Faulty Grade
FI = Further Inspection Recommended
IA = Inaccessible Area
EM = Excessive Moisture
SL = Shower Leaks

Rodent Treatment

EX = Exclusion
V = Vector Sites
S = Sanitize
V/R = Vacuum & Remove

Attic

AA = Location of Attic Access
LS = Low Attic Height
VS = Vent Stacks
DS = Air Conditioning Ducts
RL = Recess Lighting Location
- RL Needed _____
 Current Insulation Less Than 6"
 J-Trim
 Roof Type

Termite

Red - Trench
 Yellow - Down Drill
 Blue - Broad Cast Attic
 Green - Wall Void
 Orange - Angle Drill

Pest

Red - Ants
 Yellow - Spiders
 Blue - Moisture
 Green - Overgrowth

Rodent

Red - Entry Points
 Yellow - Droppings
 Blue - Trap
 Green - Sanitize

Rodent

Red - Entry Points
 Yellow - Droppings
 Blue - Trap
 Green - Sanitize

Products (Labels can be provided)

Premise 75 WP - Imidacloprid
EPA #432-1332
 Premise 2 - Imidacloprid
EPA #432-1331
 Termidor 80 WG - Fipronil
EPA #7969-209
 Tim-bor - Disodium Octaborate
Tetrahydrate EPA #64405-8

Locations

- Measurements must be on all exterior walls of each structure to be treated.
- Use customary abbreviations for North, South, etc. Always indicate North on the graph.
- Use symbols for shrubs, trees, planter boxes, water meters, A/C units, gas meters, & pool pumps



TRULY NOLEN PHOTOS

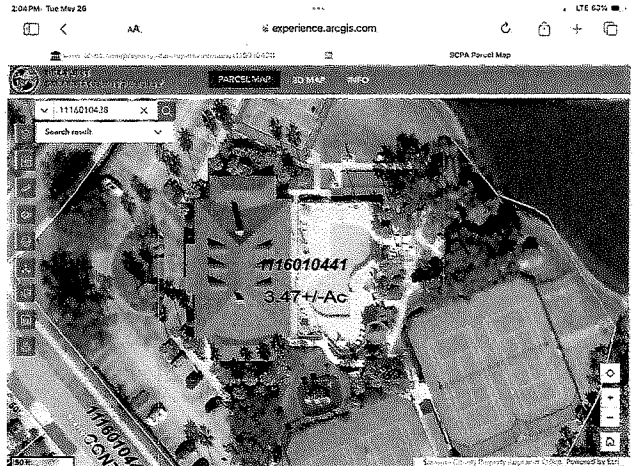
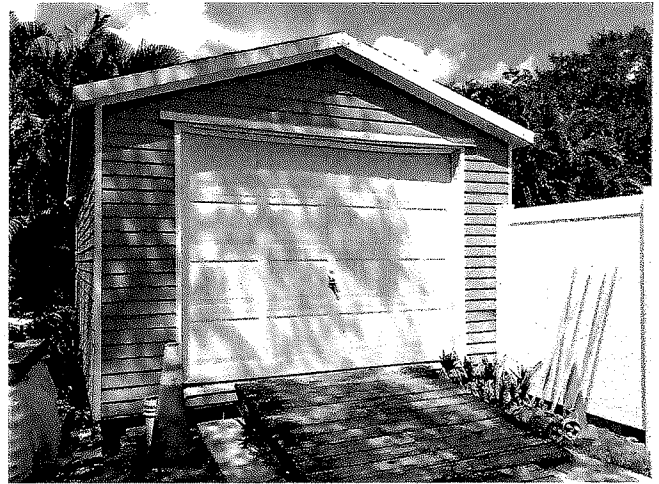
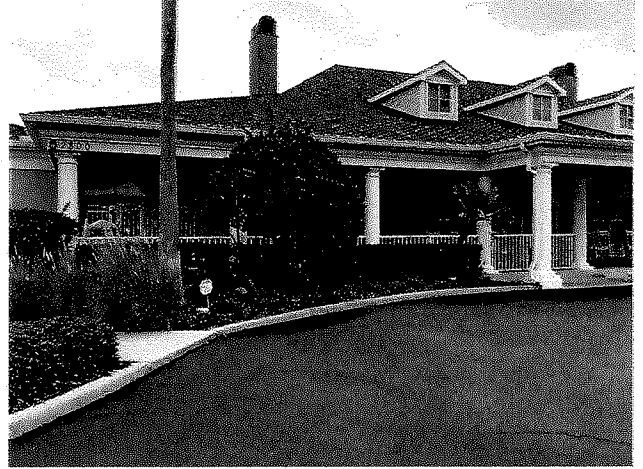
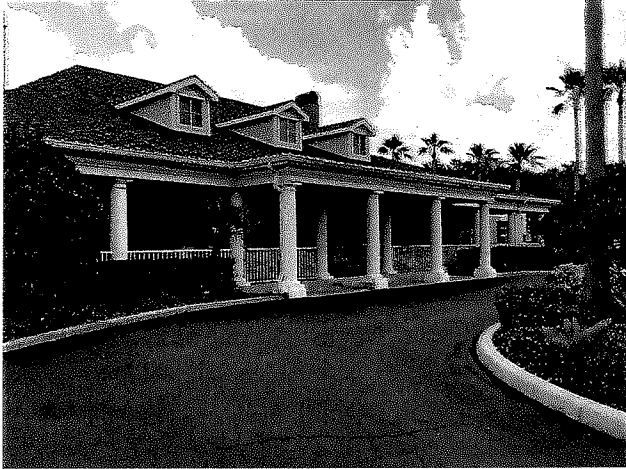
Name Harold Myers Date 05/29/2026

Treating Address 2200 Plantation Blvd

City North Port State FL Zip 34289

Phone 941-423-5500 Inspected By Peter Salton Sq Ft 5000 Lin Ft 0

Structure: Residential Home Residential Apt/Condo Residential Mobile Home Commercial Other Fum Only: Cu Ft





* CUSTOMER ⁴⁸MUST FILL OUT *

TN Branch # Truly Nolen Branch 093

TN Account # 93051643

PROPERTY USAGE STATEMENT

The undersigned hereby certifies that the property related to the above account number which is to be serviced by **Truly Nolen of America, Inc.**, is used for the following purpose as indicated in the space provided. Please indicate percentage of usage for residential and non-residential below:

100 % Residential - Homes or places of abode for persons (such as detached or single family dwellings, apartments, duplexes, triplexes, condominiums, cooperatives, nursing homes, and common areas of those named or similar facilities) which do not regularly cater to the traveling public.

0.00 % Non-Residential - Public lodging establishments which are advertised or generally held out to the public as places regularly rented to transients, or any property that does not fall under the Residential classification.

Owner/Representative: Harold Myers

Address: 2200 Plantation Blvd, North Port, FL 34289

By: _____ Date: 05/29/2026
(Signature)

TAX EXEMPT STATEMENT

This is to certify that all services purchased after _____ from **Truly Nolen of America, Inc.**, are purchased for the following purposes as check below:

(Note: These are the only valid responses as per the State of Florida sales tax legislation.)

Use by a religious, educational, scientific, or charitable institution, or other qualified nonprofit organization under the provisions of 12A-1.001, F.A.C.

Use by a government unit under the provisions of Rule 12A-1.001, F.A.C.

Use as fertilizers (including peat, topsoil, and manure, but not fill dirt), insecticides, fungicides, pesticides, and weed killers used for application on or in the cultivation of crops, groves, home vegetable gardens, and commercial nurseries.

Use as insecticides and fungicides, including disinfectants used in dairy barns or on poultry farms for the purpose of protecting cows or poultry or used directly on animals.

Consumer's Certificate of Exemption No. _____

Effective Date: _____

Expiration Date: _____

Owner/Representative: Harold Myers

Address: 2200 Plantation Blvd, North Port, FL 34289

By: _____ Date: 05/29/2026
(Signature)



Date 05/29/2026

Square Feet 6000

TRULY 4 Seasons Plan

This AGREEMENT is made between TRULY NOLEN OF AMERICA, INC., (hereinafter referred to as "TRULY NOLEN") and Harold Myers (BUYER)

2200 Plantation Blvd
SERVICE ADDRESS
North Port FL 34289
CITY STATE ZIP
Lpclubhousestaff@gmail.com
EMAIL ADDRESS

941-423-5500
PRIMARY PHONE mobile landline
9414235500
SECONDARY PHONE mobile landline
941-423-5500
BILLING PHONE mobile landline

BILLING ADDRESS: 2200 Plantation Blvd, North Port, FL 34289

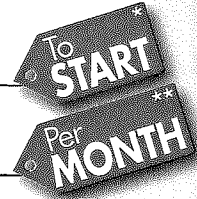
SATISFACTION GUARANTEE: TRULY NOLEN guarantees your "SATISFACTION." If there is a problem with any part of your service, we will continue to service your home at no extra charge until you are "SATISFIED". If TRULY NOLEN is unable to resolve your service issue to your satisfaction within 30 days of reporting your problem, our first-year cancellation fee will be waived. Cancellation for any other reason during the first year of service will require a payment of \$175.

This is a 12-month agreement that renews on a service-to-service basis. TRULY NOLEN will provide continuous service throughout the period specified. This service plan includes four quarterly seasonal treatments and additional visits as deemed necessary by the technician or requested by the customer in order to maintain control of crawling insects on the covered property starting the second month after the initial service. Note: termites are a structural problem and treatment is not covered by this agreement. We recommend a complimentary termite inspection for your structure.



TRULY 4 Seasons Plan

\$ 129.00



\$ 50.00

*\$79.00 is the cost of initial service and \$50.00 is the first month of auto pay.
**This amount is a monthly Auto Pay applied to the quarterly service.

Special Instructions: quarterly service with additional as needed at no charge

YOUR SEASONAL SERVICE SCHEDULE

- Schedule 1 Int Month _____
- Schedule 2 Int Month _____
- Schedule 3 Int Month _____

Winter	Spring	Summer	Fall
Jan	April	July	Oct
Feb	May	Aug	Nov
Dec	Mar	June	Sept

Initial Start-up	\$ <u>129</u>
Discount	\$ <u>0</u>
Add-on Bed Bug or Challenging Service	\$ <u>0</u>
Sales Tax (if applicable)	\$ <u>0</u>
Total Due to Start	\$ <u>129.00</u>
Amount Applied to Auto-Pay	\$ <u>50.00</u>
Amount Applied to Initial	\$ <u>79.00</u>
Add-on Bed Bug Preventative	
Quarterly Service Rate	\$ <u>150</u>
First year of service will include Initial plus 4 Quarterly services. Sales tax if applicable.	

Cash Receipt # _____ Check # _____
 Amount \$ 129 Credit/Debit Card: MC Visa
 Discover AmEx
 Credit Card Last 4 Digits **** _____

ACH DEDUCTION Account # _____

Name on Account _____
 Banking Name _____
 Routing # _____

AUTO PAY MONTHLY - REQUIRED ON ALL SERVICES EXCEPT ONE TIME

Initial amount due \$ 129.00 Monthly Deduction \$ 50.00

The monthly deduction (plus tax if applicable) will be on the 4th. Monthly auto payment begins the second month of the agreement.

ONE TIME ONLY SERVICE - 30 Day Guarantee Only

Pest Issue _____

770 Tamiami Trail, Port Charlotte, FL 33953

941-625-1535

BY: _____ (TRULY NOLEN OFFICE ADDRESS) License # JB1157
 (REPRESENTATIVE)
 BY: _____ (MANAGER)

BY: _____ (OFFICE PHONE)
 (OWNER OR AUTHORIZED AGENT)
 WE OFFER MILITARY AND SENIOR CITIZEN DISCOUNTS!

TRULY NOLEN OF AMERICA, INC - AZ License #4020 | CA License #PR285

Branch # Truly Nolen Branch 093 Route # 007 Start Date _____ Follow-Up Date _____ Manufactured Home

TEXT MESSAGING - I agree to be contacted via text message at the mobile number I have provided. TRULY NOLEN will use this for updating you on the status of your account or service. If you wish to unsubscribe, please reply STOP to the message or contact your local branch to be removed from the texting program.

BUYERS RIGHT TO CANCEL - If the agreed upon terms are not met, BUYER agrees to pay all reasonable attorney's fees and court costs in addition to any other necessary fees for collection. It is mutually agreed that any dispute under the terms of this agreement shall be submitted to arbitration pursuant to the rules of the American Arbitration Association. You, the BUYER, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

Warning - Pesticides can be harmful. See caution statement on reverse side.

TN7707 Rev 08/12/21



* CUSTOMER MUST FILL OUT *

TN Branch # Truly Nolen Branch 093 TN Account # 93051643

PROPERTY USAGE STATEMENT

The undersigned hereby certifies that the property related to the above account number which is to be serviced by Truly Nolen of America, Inc., is used for the following purpose as indicated in the space provided. Please indicate percentage of usage for residential and non-residential below:

100 % Residential - Homes or places of abode for persons (such as detached or single family dwellings, apartments, duplexes, triplexes, condominiums, cooperatives, nursing homes, and common areas of those named or similar facilities) which do not regularly cater to the traveling public.

0.00 % Non-Residential - Public lodging establishments which are advertised or generally held out to the public as places regularly rented to transients, or any property that does not fall under the Residential classification.

Owner/Representative: Harold Myers
Address: 2200 Plantation Blvd, North Port, FL 34289
By: (Signature) Date: 05/29/2026

TAX EXEMPT STATEMENT

This is to certify that all services purchased after from Truly Nolen of America, Inc., are purchased for the following purposes as check below:

(Note: These are the only valid responses as per the State of Florida sales tax legislation.)

- Use by a religious, educational, scientific, or charitable institution, or other qualified nonprofit organization under the provisions of 12A-1.001, F.A.C.
Use by a government unit under the provisions of Rule 12A-1.001, F.A.C.
Use as fertilizers (including peat, topsoil, and manure, but not fill dirt), insecticides, fungicides, pesticides, and weed killers used for application on or in the cultivation of crops, groves, home vegetable gardens, and commercial nurseries.
Use as insecticides and fungicides, including disinfectants used in dairy barns or on poultry farms for the purpose of protecting cows or poultry or used directly on animals.

Consumer's Certificate of Exemption No. Effective Date: Expiration Date:

Owner/Representative: Harold Myers
Address: 2200 Plantation Blvd, North Port, FL 34289
By: (Signature) Date: 05/29/2026



Date 05/29/2026

Square Feet 6000

TRULY 4 Seasons Plan

This AGREEMENT is made between TRULY NOLEN OF AMERICA, INC., (hereinafter referred to as "TRULY NOLEN") and Harold Myers (BUYER)

2200 Plantation Blvd
SERVICE ADDRESS
North Port FL 34289
CITY STATE ZIP
Lpclubhousestaff@gmail.com
EMAIL ADDRESS

941-423-5500
PRIMARY PHONE mobile landline
9414235500
SECONDARY PHONE mobile landline
941-423-5500
BILLING PHONE mobile landline

BILLING ADDRESS: 2200 Plantation Blvd, North Port, FL 34289

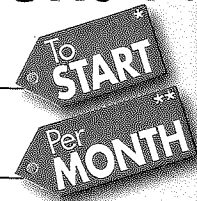
SATISFACTION GUARANTEE: TRULY NOLEN guarantees your "SATISFACTION." If there is a problem with any part of your service, we will continue to service your home at no extra charge until you are "SATISFIED". If TRULY NOLEN is unable to resolve your service issue to your satisfaction within 30 days of reporting your problem, our first-year cancellation fee will be waived. Cancellation for any other reason during the first year of service will require a payment of \$175.

This is a 12-month agreement that renews on a service-to-service basis. TRULY NOLEN will provide continuous service throughout the period specified. This service plan includes four quarterly seasonal treatments and additional visits as deemed necessary by the technician or requested by the customer in order to maintain control of crawling insects on the covered property starting the second month after the initial service. Note: termites are a structural problem and treatment is not covered by this agreement. We recommend a complimentary termite inspection for your structure.



TRULY 4 Seasons Plan

\$ 129.00



\$ 50.00

*\$ 79.00 is the cost of initial service and \$ 50.00 is the first month of auto pay.
**This amount is a monthly Auto Pay applied to the quarterly service.

Special Instructions: quarterly service with additional as needed at no charge

YOUR SEASONAL SERVICE SCHEDULE

- Schedule 1 Int Month _____
- Schedule 2 Int Month _____
- Schedule 3 Int Month _____

Winter	Spring	Summer	Fall
Jan	April	July	Oct
Feb	May	Aug	Nov
Dec	Mar	June	Sept

Initial Start-up	\$ <u>129</u>
Discount	\$ <u>0</u>
Add-on Bed Bug or Challenging Service	\$ <u>0</u>
Sales Tax (if applicable)	\$ <u>0</u>
Total Due to Start	\$ <u>129.00</u>
Amount Applied to Auto-Pay	\$ <u>50.00</u>
Amount Applied to Initial	\$ <u>79.00</u>
Add-on Bed Bug Preventative	
Quarterly Service Rate	\$ <u>150</u>
First year of service will include Initial plus 4 Quarterly services. Sales tax if applicable.	

Cash Receipt # _____	Check # _____
Amount \$ <u>129</u>	Credit/Debit Card: <input type="checkbox"/> MC <input type="checkbox"/> Visa
Credit Card Last 4 Digits**** _____	<input type="checkbox"/> Discover <input type="checkbox"/> AmEx
ACH DEDUCTION Account # _____	
Name on Account _____	
Banking Name _____	
Routing # _____	
AUTO PAY MONTHLY - REQUIRED ON ALL SERVICES EXCEPT ONE TIME	
Initial amount due \$ <u>129.00</u>	Monthly Deduction \$ <u>50.00</u>
The monthly deduction (plus tax if applicable) will be on the 4th.	
Monthly auto payment begins the second month of the agreement.	

ONE TIME ONLY SERVICE - 30 Day Guarantee Only

Pest Issue _____

770 Tamiami Trail, Port Charlotte, FL 33953

941-625-1535

BY: [Signature] (TRULY NOLEN OFFICE ADDRESS) License # B1157
(REPRESENTATIVE)
BY: _____ (MANAGER)

BY: _____ (OWNER OR AUTHORIZED AGENT)

WE OFFER MILITARY AND SENIOR CITIZEN DISCOUNTS!

TRULY NOLEN OF AMERICA, INC - AZ License #4020 | CA License #PR285

Branch # Truly Nolen Branch 093 Route # 007 Start Date _____ Follow-Up Date _____ Manufactured Home

TEXT MESSAGING - I agree to be contacted via text message at the mobile number I have provided. TRULY NOLEN will use this for updating you on the status of your account or service. If you wish to unsubscribe, please reply STOP to the message or contact your local branch to be removed from the texting program.

BUYERS RIGHT TO CANCEL - If the agreed upon terms are not met, BUYER agrees to pay all reasonable attorney's fees and court costs in addition to any other necessary fees for collection. It is mutually agreed that any dispute under the terms of this agreement shall be submitted to arbitration pursuant to the rules of the American Arbitration Association. You, the BUYER, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

Warning - Pesticides can be harmful. See caution statement on reverse side.

TN7707 Rev 08/12/21



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* CUSTOMER MUST FILL OUT *

TN Branch # Truly Nolen Branch 093

TN Account # 93051643

PROPERTY USAGE STATEMENT

The undersigned hereby certifies that the property related to the above account number which is to be serviced by **Truly Nolen of America, Inc.**, is used for the following purpose as indicated in the space provided. Please indicate percentage of usage for residential and non-residential below:

100 % Residential - *Homes or places of abode for persons (such as detached or single family dwellings, apartments, duplexes, triplexes, condominiums, cooperatives, nursing homes, and common areas of those named or similar facilities) which do not regularly cater to the traveling public.*

0.00 % Non-Residential - *Public lodging establishments which are advertised or generally held out to the public as places regularly rented to transients, or any property that does not fall under the Residential classification.*

Owner/Representative: Harold Myers

Address: 2200 Plantation Blvd, North Port, FL 34289

By: _____ Date: 05/29/2026
(Signature)

TAX EXEMPT STATEMENT

This is to certify that all services purchased after _____ from **Truly Nolen of America, Inc.**, are purchased for the following purposes as check below:

(Note: These are the only valid responses as per the State of Florida sales tax legislation.)

Use by a religious, educational, scientific, or charitable institution, or other qualified nonprofit organization under the provisions of 12A-1.001, F.A.C.

Use by a government unit under the provisions of Rule 12A-1.001, F.A.C.

Use as fertilizers (including peat, topsoil, and manure, but not fill dirt), insecticides, fungicides, pesticides, and weed killers used for application on or in the cultivation of crops, groves, home vegetable gardens, and commercial nurseries.

Use as insecticides and fungicides, including disinfectants used in dairy barns or on poultry farms for the purpose of protecting cows or poultry or used directly on animals.

Consumer's Certificate of Exemption No. _____

Effective Date: _____

Expiration Date: _____

Owner/Representative: Harold Myers

Address: 2200 Plantation Blvd, North Port, FL 34289

By: _____ Date: 05/29/2026
(Signature)

trulynolen.com

SECTION V

SECTION D

SECTION 1

Gulfcoast Engraving & Awards, LLC

2205 Tamiami Trail, Unit G
 Port Charlotte, FL 33948
 (941) 743-7744

Date	Job #
5/28/2026	5793

Name / Address
Lakeside Plantation Ronald K Perry

Project

Description	Qty	Rate	Total
Custom Cast Bronze Plaque 15x15 5/16" thickness	1	1,309.00	1,309.00T
Post F Single Mount: 2" x 6'	1	364.00	364.00T
Fl Sales Tax		7.00%	117.11
		Total	\$1,790.11



*This Bocce Court
is Dedicated
to the Memory of
Mario Cappozzolo
2026*



The Woodmont Park Pavilion
was made possible through
the generous support of
The Green Hills Rotary Club
Foundation
CDP Architects, LLC
Friends of Woodmont Park
Metro Parks and Recreation
Department
2016



58

The Woodmont Park Pavilion
was made possible through
the generous support of
The Green Hills Rotary Club
Foundation
CDP Architects, LLC
Friends of Woodmont Park
Metro Parks and Recreation
Department
2016



SECTION 2

SECTION i

International Bronze Plaque Company Inc
17031 Alico Commerce Ct. Unit 3
Ft Myers, FL 33967-2508

516-248-3080 x103
www.internationalbronze.net

QUOTE

Date	QUOTE #
06/04/2026	0626MT-PERRY2

Bill To
TBD

Ship To
TBD

QUOTE Number	Terms	Rep	Via
0626MT-PERRY2	Advance	MT	FedEx

Quantity	Item Code	Description	Price Each	Amount
1	Special	Custom Bronze Plaque Plaque 15" W x 15" H Single Line Border Dark Oxide Background Leatherette Texture Outdoor Clear Coat Back Drilled to Accept Post Cap Mount "MARIO CAPOZZOLO"	1015.00	1015.00
1	Special	Straight Post Cap Mount Only <ul style="list-style-type: none"> • Orders will be processed upon receipt of payment. • Shipping is included in the total price. • SALES TAX IS TO BE DETERMINED ONCE CUSTOMER PROVIDES SHIPPING ADDRESS. THE TOTAL PRICE COULD CHANGE BASED ON WHERE THE ORDER IS SHIPPED AND WHAT SALES TAX APPLIES, IF ANY. 	300.00	300.00
			Total	\$1315.00

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THIS BOCCE COURT
IS DEDICATED
TO THE MEMORY OF
MARIO
CAPOZZOLO

2026



SECTION ii

International Bronze Plaque Company Inc
17031 Alico Commerce Ct. Unit 3
Ft Myers, FL 33967-2508

516-248-3080 x103
www.internationalbronze.net

QUOTE

Date	QUOTE #
06/04/2026	0626MT-PERRY1

Bill To
TBD

Ship To
TBD

QUOTE Number	Terms	Rep	Via
0626MT-PERRY1	Advance	MT	FedEx

Quantity	Item Code	Description	Price Each	Amount
1	Special	Custom Bronze Plaque Plaque 15" W x 15" H Single Line Border Dark Oxide Background Leatherette Texture Outdoor Clear Coat Back Drilled to Accept Steel Post "MARIO CAPOZZOLO"	1015.00	1015.00
1	Special	2" x 2" x 80" Long Straight Square Steel Post	350.00	350.00
<ul style="list-style-type: none"> Orders will be processed upon receipt of payment. Shipping is included in the total price. SALES TAX IS TO BE DETERMINED ONCE CUSTOMER PROVIDES SHIPPING ADDRESS. THE TOTAL PRICE COULD CHANGE BASED ON WHERE THE ORDER IS SHIPPED AND WHAT SALES TAX APPLIES, IF ANY. 				
			Total	\$1365.00

66

THIS BOCCE COURT
IS DEDICATED
TO THE MEMORY OF
MARIO
CAPPOZZOLO

2026

Square Steel Post



Square Steel Post Mount - Recommended for large plaques. Angled square steel post attaches to the back of the plaque with provided screws. Straight vertical post is also available. (Additional cost for square post mounts)

15" W x 10" H photo plaque attached to post in photos is for reference only.

SECTION E

SECTION 1



Commercial Pool Maintenance Agreement

Pelican Pools of Florida

This Commercial Pool Maintenance Agreement (“Agreement”) is entered into between **Pelican Pools of Florida** (“Service Provider”) and the undersigned client **Lakeside Plantation CDD** (“Client”).

1. Services Provided

Pelican Pools of Florida will provide routine commercial pool maintenance, which may include:

- Water testing and chemical balancing
- Skimming, brushing, and vacuuming
- Filter inspection and cleaning
- Equipment inspection (pumps, motors, heaters, automation)
- Emptying baskets and traps
- Reporting on any repair needs or safety issues

Services will be performed with professional care and industry-standard practices.

Note: Water clarity and chemical demand can vary based on bather load, weather, and circulation. Pelican Pools will make all reasonable efforts to maintain proper water balance and clarity with the equipment provided.

2. Service Schedule

Service visits will occur on the following basis:

3 times a week

(e.g., twice weekly, daily, weekends only)

Service days may shift due to holidays or severe weather. Additional visits may be requested and billed separately.

3. Fees and Payment Terms

Monthly maintenance fee: **\$1200**

Community Pool

Invoices are due upon receipt and considered past due after 15 days.

Prices may be adjusted with 30 days' written notice.

If a payment method is on file, the Client authorizes Pelican Pools to charge any past-due balance.

4. Chemicals and Supplies

All standard chemicals required for routine water balancing are included.

Specialty treatments (such as heavy-duty clarifiers, stain treatments, or advanced algae treatments) may incur additional charges if needed or requested.

5. Repairs and Additional Work

Any repairs, replacements, or non-routine services will be quoted separately unless the Client chooses to set a pre-authorized approval limit.

Pelican Pools offers the following options to streamline service:

A. Standard Approval (default)

No repairs will be performed without Client approval unless immediate action is required to prevent equipment damage or unsafe conditions.

B. Pre-Authorized Routine Repairs (optional)

Client may authorize Pelican Pools to complete routine or commonly needed repairs **without prior approval**, such as:

- Filter cartridge replacements
- Pump basket replacements
- O-rings and gaskets
- Minor leak fixes
- Salt cell cleanings
- Sensor replacements

These items will be billed at standard rates.

C. Pre-Authorized Repair Amount (optional)

Client may set a dollar limit for auto-approved repairs:

“Pelican Pools is authorized to complete any repair up to \$ _____ per occurrence without additional approval.”

6. Client Responsibilities

The Client agrees to:

- Maintain proper water level
 - Ensure safe and unobstructed access to the pool area during service hours
 - Keep equipment in operable condition unless repairs have been authorized
 - Notify Pelican Pools promptly of any issues observed between visits
-

7. Service Limitations

Pelican Pools is not responsible for issues caused by:

- Equipment age, malfunction, or circulation problems
- Weather events, high bather load, or vandalism
- Pre-existing conditions or installation defects

Pelican Pools will advise the Client when equipment or operational changes are needed for optimal water quality.

8. Term and Cancellation

This Agreement begins on: _____

Either party may cancel with 30 days' written notice.

All outstanding balances are due upon cancellation.

9. Access and Safety

Client must ensure gates, locks, and pool areas are accessible during scheduled service times.

Pools that cannot be serviced due to inaccessibility or unsafe conditions may be skipped at Pelican Pools' discretion and will remain billable as a standard visit.

10. Compliance

Client agrees to comply with all local, state, and federal regulations related to commercial pool operation. Pelican Pools will notify Client of any observed compliance issues.

Client Information

Business Name: Lakeside Plantation CDD

Address: 2800 Plantation Blvd., North Port, FL 34289

Contact Name: Patrick Lavoy or Harold

Phone: 239-922-4033/443-786-2829

Email: lakesideplantationamenitymanager@gms-tampa.com

Authorization

By signing below, Client agrees to the terms of this Commercial Pool Maintenance Agreement.

Client Signature: _____ **Date:** _____

Pelican Pools of Florida Representative: _____ **Date:** _____

SECTION 2



6017 Pine Ridge Road #436
Naples, FL 34119
(239) 294-7665
mail@signetpool.com

(Effective Upon Acceptance)

**Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289**

3-DAY PER WEEK COMMERCIAL POOL SERVICE

- . **Adjust water chemistry each visit.**
- . **Clean skimmer and pump baskets.**
- . **Clean filters as needed to maintain county required flow rates.**
- . **Vacuum as needed approximately once per week.**
- . **Brush once per week**
- . **Net surface of pool as needed.**
- . **Scrub tiles when necessary**
- . **Service includes all chemicals necessary to maintain county required residual levels.**

Note:

**All standard chemicals are included. (Chlorine, bicarb, acid, salt)
Specialty chemicals (i.e., enzymes, oil removers, black algae, stain treatments) will be charged as needed.**

Lakeside Plantation: Cost 3x/week service \$1750.00/month



6017 Pine Ridge Road #436
Naples, FL 34119
(239) 294-7665
mail@signetpool.com

Either party may cancel this agreement with thirty days' notice.

- Repairs are \$ 125.00 per hour plus parts – quote can be given for larger items.
- Emergency rate of \$ 175.00 per hour plus parts – *Service needed and delivered within 24 hours of request. After 5pm, weekends, holidays, etc.*
- Please note by signing this contract you are consenting to allow Signet Pool to complete any small, necessary repairs to keep the pool operational up to, but not over \$500.00.
- Contract also guarantees that undersigned will partner *exclusively* with Signet Pool for all pool repair needs.
- If your property uses a vendor payment system that requires a yearly registration fee, you will be invoiced each year for this charge.
- Increases according to inflation are instituted around the first of each year. Prior notice will be sent.

Additional Payments may occur due to the following reasons: Any inclement weather conditions from Major storms that cause debris, excess sand, or other foreign matter to be present in the pool or spa requiring any extra clean up or any request given by specific management personnel will be charged and billed an additional \$125 per hour.

Acceptance of Service Proposal

The above price, specifications and conditions are satisfactory and are hereby accepted. Please sign and email back to give your authorization to perform all tasks stated above. Proposal valid for 60 days. Payments will be made as outlined above. We accept all major credit cards.

Please Sign for Approval:

Representative Signature

Date

Family Owned & Operated
Quality Service Since 1980
Renovation * Repair * Maintenance
CPC 1458979

SECTION VI

SECTION A

**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **May 20, 2026** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Ken Saul	Chairman
Alan (Bud) Sabol	Vice Chairman
Pat LaVoy	Assistant Secretary
Devon Poulos	Assistant Secretary
Ron Perry	Assistant Secretary

Also present:

Amanda Ferguson	GMS
Sarah Sandy (<i>via Zoom</i>)	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Clayton Smith (<i>via Zoom</i>)	Field Manager
Residents	

The following is a summary of the discussions and actions taken at the May 20, 2026 Lakeside Plantation Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Ferguson called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(Audience Comments Limited to 3 Minutes per Person)*

Ms. Ferguson opened the public comment period. There being no comments, Ms. Ferguson closed the public comment period.

• **Approval of Landscape RFP Bid Package** *(Item 5F)*

Ms. Ferguson requested that the Board discuss the Request for Proposal (RFP) for landscaping services, as Mr. Clayton Smith was present. The RFP and updated dates were presented to the Board. This was a formalized bid process. An advertisement would be placed in the newspaper, with the date that the RFP package would be available for bidders. There would be a question deadline and a mandatory pre-bid meeting that would be held virtually, 10 days after the RFP package was available. Bidders would then have time to review the site. Proposal information was included in the RFP packet, as well as evaluation criteria. A total of 100 points could be awarded for personnel and equipment experience, understanding the scope of the RFP, financial capacity, price and reasonableness of all numbers. The pricing was for five years and should stay the same, unless the bidder submitted an addendum to the contract. When ranking the bidders, Mr. Smith paid attention to how much attention was given to the site, the number of staff and the frequency. In the RFP, the bidder would provide references, a list of equipment and estimated total manhours. There would also be a fee summary, scope and maps, showing vendors the service areas that are included. Discussion ensued.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Request for Proposal for landscaping services was approved.

Mr. Smith requested that the Board provide any landscapers that they did not want to work with. Ms. Sandy advised that the CDD could not prevent anyone from submitting a bid.

FOURTH ORDER OF BUSINESS

Direction of Operations

A. Report

Mr. Myers reported that the tennis courts were resurfaced and turned out great. There was still the drainage issue on Court 4, which would be discussed later in the meeting. Weeds were

sprayed by Solitude in the townhome wetland area. Once the weeds died off, Solitude would clean it out. A quote was provided. Solitude completed the repair of the pond bank damage caused by Getz Outdoor at 1655 Scarlett Avenue. Staff was looking for new pool cleaning companies and would provide proposals at the next meeting. An outdoor speaker on the back porch was not working and a replacement was recommended. The remaining speakers were the same age and would most likely have the same issue. A quote was provided by Pro Audio for \$1,400 for three new outdoor speakers. Revenues for the Clubhouse from October 1st to date, was \$36,000, versus \$29,000 last year for the same time period, for an increase of \$4,400.

B. Grounds Maintenance Report

1. Getz Outdoor Monthly Report *(To Be Provided Under Separate Cover)*

Ms. Ferguson indicated that staff did not receive a report from Getz Outdoor and they were not in attendance.

C. Consideration of Proposal from CourtCo for Pickleball Court Resurfacing Services

Ms. Ferguson presented proposals from CourtCo for pickleball court repair in the amount of \$9,430 and \$92,520 for a complete rebuild. Mr. Myers reached out to Welch Tennis, but they did not provide a quote in time for this meeting. It was anticipated that the quote from Welch would be well under \$15,000. If the Board preferred to use Welch, this item could be tabled to the next meeting or the Board could approve a not-to-exceed. Mr. Myers reported that Welch anticipated the quote to be around \$12,000, which would include a fiberglass membrane. The quote would be provided at the next meeting. Mr. Perry recalled that this court was last resurfaced by Welch in 2022 for \$8,850. According to usapickleball.org, the average resurfacing lasted four to seven years and proposed that the District Engineer perform an assessment of the cracks. This item was tabled to the next meeting and Ms. Ferguson would work with the District Engineer.

D. Consideration of Proposal from Tennis Innovations for Tennis Court Drainage Services

Ms. Ferguson presented proposals from Tennis Innovations for tennis court drainage services in the amount of \$13,000. Mr. Myers recalled that there was a proposal from Greentopps in the amount of \$7,160. Instead of having two drain points with a 12-inch draining pad, they

would pull a full drain all the way across the back of Court 4, so the water could run along the entire court. Tennis Innovations was Welch's landscape company. Last Wednesday, Court 4 was flooded, because the grass was higher than the court and there was nowhere for the water to go. Part of the quote was to remove all of the shrubbery along Court 4, as it could cause mold and mildew on the clay and to install 1 or 2 feet of stone around the courts. Mr. Perry pointed out that the quotes were not apple to apple. Mr. Saul questioned the timeframe to start the work. Mr. Myers indicated that Tennis Innovations could start in mid-June, versus Greentopps, which could start within a week and a half to two weeks after approval.

Mr. Perry voiced concern that "Tennis Innovations" was not licensed in the State of Florida but as "Tennis Innovation, LLC." His concern is that the vendor's license is spelled 'Innovation' but it would appear they are DBA 'Innovations' which he thinks the State of Florida would find issue with and it may be a red flag. Mr. Myers confirmed they were licensed. Mr. LaVoy felt that to dig up the court, install a barrier and bury it with rock, made sense, versus having grass. Mr. Poulos recalled that Greentopps would be pulling out the shrubs on Court 4 only, versus Tennis Innovations, which would have greenery all the way around the other courts. Mr. Myers pointed out that there would be shrubs only along Court 4, versus grass and would reiterate this with the vendor. Mr. Poulos recommended approving a not-to-exceed of \$10,000 to be paid out of reserves, as Greentopps would come in higher than the \$7,160 as stated in their estimate. Mr. Myers requested that the Board approve \$13,000.

Mr. LaVoy MOVED to approve a not-to-exceed amount of \$13,000 for tennis court drainage services and Mr. Saul seconded the motion.

Mr. Perry asked if they were approving Welch's proposal. Ms. Ferguson clarified that the proposal was with Tennis Innovations. Mr. Myers would obtain clarification from Greentopps on whether they could do the work for less than \$13,000, by placing stone all the way around Court 4.

On VOICE VOTE with all in favor approving a not-to-exceed amount of \$13,000 for tennis court drainage services was approved.

E. Consideration of Community XS Proposal to Provide Additional Website for Clubhouse Rentals

Ms. Ferguson presented a proposal from Community XS to provide an additional website for Clubhouse rentals in the amount of \$640, for a one-time setup fee, \$135 for changes or revisions and a software subscription of \$80 per month. A demo of the website was provided. It looked good, but adjustments needed to be made to it, as the policies were recently revised. It would take four weeks for the website to become active. Mr. Myers reported that he tested it and the reservation posted to their CDD calendar. Ms. Ferguson pointed out that this expenditure was included in the budget under Website Hosting. Mr. Perry asked if this website would show if people did a Google search. Ms. Ferguson indicated that the website could be customized later on to include search optimizations. Mr. Poulos was happy that they were doing something to drive rentals and would like to see in six to eight months, how many rentals were reserved from this website. A Resident recommended having an open house for wedding planners.

On MOTION by Mr. Perry seconded by Mr. Saul with all in favor the proposal from Community XS to provide an additional website for Clubhouse rentals in the amount of \$640 for a one-time setup fee, \$135 for changes/revisions and \$80 per month for software subscription was approved.

F. Consideration of The House Wash Co. Proposal for Holiday Lighting Installation

Ms. Ferguson presented a proposal from The House Wash Co. for holiday lighting installation in the amount of \$5,140. The earlier that the Board approved this, the better, so that it should be scheduled. Mr. Myers recalled that the original quote was \$5,700, but he negotiated it down to \$5,140, which included the purchase of the lights and a tote for storage. Next year, they would only have to pay for the labor. Mr. LaVoy asked if the lights would only be placed around the Clubhouse. Mr. Myers indicated that the lights would be on all of the shrubs in front of the Clubhouse, the island in the middle and all six Palm trees. Mr. Perry requested additional quotes, as the budgeted amount was \$5,000, it was \$3,100 to place lights on the Palm trees and did not address power. Mr. Myers pointed out that this amount included a lift and the CDD would have to provide the power. Mr. Poulos requested a quote for the second year and that the company address how the lights would be powered. This item was tabled.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2026-07 Approving the Fiscal Year 2027 Proposed Budget & Setting a Public Hearing Date for Adoption**

Ms. Ferguson presented Resolution 2026-07, approving the Proposed Budget for Fiscal Year (FY) 2027 and setting the public hearing for August 19, 2026 at 5:00 p.m. at this location. Based on a budget workshop that was held on May 1st, the budget was revised. The agenda package included the updated budget, as well as the resolution. Mr. Poulos thanked Ms. Ferguson for following up with District Counsel about her fees and requested that money be allocated for staff to be in the Clubhouse on Sundays, if there were any savings. Mr. Saul pointed out that no one goes to the pool until 11:00 a.m. on Sundays and staff was there from 12:00 p.m. to 5:00 p.m. Ms. Ferguson reported that there was no increase in assessments with this budget. Mr. LaVoy recommended raising assessments by 2%, due to landscaping costs. Mr. Poulos agreed, as they should have \$1.2 million in reserves and the current balance was \$858,000. Ms. Ferguson reported that a 2% increase in assessments would raise approximately \$23,997 in additional revenue. The assessment for a single-family home would increase to \$1,869 from \$1,906, multi-family would increase from \$1,271 to \$1,296, the villas would increase from \$1,495 to \$1,525 and the commercial property would increase by \$3,172.

Mr. Sabol concurred with raising assessments by 2%, as it should have been done 20 years ago, but voiced concern about repercussions from residents. Mr. Saul pointed out that they must do a mailing to residents, which would cost up to \$5,000. Ms. Ferguson confirmed that there must be a mailed notice to residents and the Board would be setting the high bar today, but the Board had a few months to work through the budget to decrease it. Mr. LaVoy felt that the Board needed to focus on reducing costs. Mr. Poulos pointed out if they did not raise assessments the following year, they would have to borrow money from reserves. Mr. Saul agreed, as they were looking at a 50% minimum increase in landscaping. Mr. LaVoy pointed out that this was why the CDD paid Mr. Smith to prepare an RFP and asked if the money leftover after they increased assessments, could be used for the street repaving. Ms. Ferguson confirmed that any excess funds in the operating account would go into reserves. *There was Board consensus to raise assessments by 2%.*

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor Resolution 2026-07, approving the Proposed Budget for Fiscal Year 2027 with a 2% increase in assessments and setting the public hearing for August 19, 2026 at 5:00 p.m. at this location was adopted.

B. Consideration of Resolution 2026-08 Authorizing Disposition of Surplus Tangible Personal Property

Ms. Ferguson presented Resolution 2026-08, Authorizing the Disposition of Surplus Tangible Personal Property. This was a formality in order to discard the old audio system.

On MOTION by Mr. Sabol seconded by Mr. Perry with all in favor Resolution 2026-08 Authorizing Disposition of Surplus Tangible Personal Property was adopted.

C. Consideration of Resolution 2026-09 Setting a Public Hearing Date for the Revised Rules of Procedure

Ms. Ferguson presented Resolution 2026-09, Setting a Public Hearing Date for the Revised Rules of Procedure for August 19, 2026 at 5:00 p.m. at this location. The Rules of Procedure were revised due to legislative changes. Ms. Sandy confirmed that there have not been any changes to the Rules of Procedure since 2019 and the current rules would be updated to extend the number of days to 35 to notice a public hearing for rate hearings.

On MOTION by Mr. Perry seconded by Mr. Saul with all in favor Resolution 2026-09, setting the public hearing for the revised Rules of Procedure for August 19, 2026 at 5:00 p.m. at this location was adopted.

D. Consideration of Proposals for Front Entrance Landscaping

Ms. Ferguson presented proposals for the front entrance landscaping from Fine Design Lawn Care in the amount of \$9,135 and from Beltran Nursery in the amount of \$40,000. Mr. Myers reported that Fine Design Lawn Care was located in North Port and for \$17,870, they would landscape both sides of the front entrance. He was not impressed with Beltran, as they charged \$150 to come onsite from Punte Gorda and had to email them constantly to get the quote. Mr. Saul requested another quote or two. Mr. Myers recommended repairing the irrigation first, as there were some issues. Mr. Perry felt that the scope was too elaborate, as he envisioned

flowers on both sides of the entrance, but Mr. Myers had flowers going behind signs and Bougainvillea growing on top of the pergola, which could crack it. Mr. Poulos recalled that the pergola was reinforced with a steel pole. Ms. Ferguson recommended tabling this matter, until a new landscaper was selected, so that the new landscaper could provide plans and set up the irrigation. *There was Board consensus to table this matter.*

E. Ratification of Greentopps Landscape Maintenance & Tree Services Proposal for Tree Removal

Ms. Ferguson presented a proposal from Greentopps Landscape Maintenance & Tree Services for tree removal in the amount of \$1,648, which was approved in between Board meetings. Mr. Myers reported that the removal was scheduled on Thursday morning between 8:30 a.m. and 10:30 a.m.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor approval of the Greentopps Landscape Maintenance & Tree Services proposal for tree removal in the amount of \$1,648 was ratified.

F. Approval of Landscape RFP Bid Package

This item was discussed.

G. Approval of Fiscal Year 2025 Audit Report

Ms. Ferguson presented the Fiscal Year 2025 Audit Report. There was a finding for the Debt Service Fund, but it was the same finding as in the past. There was no requirement for the CDD to replenish the funds, as the bonds were in good condition. It was a clean audit other than the one finding and would be submitted to the State.

On MOTION by Mr. Perry seconded by Mr. LaVoy with all in favor the Fiscal Year 2025 Audit Report was approved.

H. Hearing of Suspension of Amenity Privileges – (M. Sullivan)

1. Incident Report (To Be Provided Under Separate Cover)

Ms. Ferguson reported that an incident occurred on May 9, 2026, resulting in the police having to be called, due to someone coming into the facility after hours. Ms. Sandy indicated that

following the incident, the amenity access fobs for Mr. Michael Sullivan and his family were suspended and a notice of temporary suspension of amenity facility privileges was sent, which included a notification of an amenity suspension hearing that was scheduled for today. A copy of the Incident Report, which included a Police Report, was provided to the Board, as well as a written statement from Ms. Diane Sullivan, the violators mother. Mr. Myers reported that at 10:05 p.m. on Saturday, May 9, 2026, the alarm company notified him that two individuals were in the pool and he contacted the police, who showed up at 10:40 p.m. and asked the individuals to leave. They left without any resistance. On Monday May 11, 2026, Mr. Myers reviewed the security footage and determined Mr. Michael Sullivan and a friend climbed over the fence to get access to the pool. Following such determination, Mr. Myers suspended the key fobs of Ms. Sullivan, who rented the townhome, her son, Michael Sullivan. They were suspended from the date of the incident until this meeting date at which time the Board would decide whether to extend the suspension or reinstate their amenity privileges. The Board questioned whether there was a way to hold homeowners accountable for their renters.

Ms. Sandy indicated that under the general facility and swimming pool provisions in the Amenity Policy, swimming was only permitted during designated hours, which were posted at the pool and any disregard to rules or policies could result in expulsion from the amenity facility and loss of amenity privileges. Furthermore, under the suspension and termination of privileges section, there were various provisions that apply, including failure to abide by the District's rules and policies that were established for the use of the District facilities and engaging in conduct that was improper and unsatisfactory behavior. There were penalties in the amenity policy for a first, second and third offense. Typically for a first offense, the Amenity Policies provide for a verbal and written warning, an automatic suspension of one week for a second offense and an automatic suspension to the next meeting date, when a suspension hearing would be held, for a third offense. Mr. Poulos felt that 30 days was applicable, because Mr. Myers had to handle this matter in the middle of the night and questioned whether the security company was charging the CDD for this incident and if the renter should be responsible to pay it.

Mr. Sabol felt that Ms. Sullivan shouldn't be suspended for a significant amount of time as she uses the facilities for medical reasons. Mr. Perry asked if a sign was visible at the gates with the hours of operation. Mr. Myers replied affirmatively and would verify if the CDD would be charged for this incident, as they were charged for false alarms. Mr. Poulos felt that key fobs

should be assigned to individuals and not to the residence. Mr. Myers confirmed that all three key fobs were assigned to Ms. Diane Sullivan, the lease was in her name and her two sons lived there. Mr. Saul questioned why she had three fobs. Mr. Myers explained that each home received two fobs and any additional fobs were \$25 each. Mr. Poulos voiced concern that people who moved out were not turning in their key fobs. Mr. Myers pointed out if an owner had a key fob and were renting it, the key fob was deactivated, but this did not always happen. Mr. Poulos reiterated his question about whether the security company was charging the CDD for responding to this incident after hours and if the renter could be responsible to pay it. Ms. Sandy states she would have to research the policy to make a determination.

Discussion ensued on whether there was Board consensus to continue the suspension for 30 days. Ms. Sandy asked if it was the entire household and from the date of incident or today. Ms. Ferguson recommended that the 30 days be from today until June 19th. Mr. Saul voiced concern that no one was held accountable. Mr. Poulos did not agree with starting the 30 days from today, as their key fobs have been deactivated since May 12th. Ms. Sandy pointed out when the notice was sent prior to the suspension hearing, it would be tailored to the individual who was in violation, but the Board could choose to suspend the entire household. Mr. Perry felt that the 30 days should start on May 12, as starting it from now would be more than 30 days. Mr. Sabol recommended that any financial matters be incurred by the Sullivans, plus a 30-day suspension. Mr. Saul did not think that there would be any charges, as the CDD was paying the security company to do a job and they did their job. The false alarms were being charged by the Police Department.

On MOTION by Mr. Poulos seconded by Mr. LaVoy with all in favor continuing the suspension of amenity privileges for Mr. Michael Sullivan and his household for 30 days starting on May 12, 2026 with reinstatement on June 12, 2026 was approved.

Ms. Sandy pointed out that if it was in effect through June 12, it was 31 days. Ms. Ferguson confirmed that on June 12th, the Sullivans would have access. Ms. Sandy would send a letter to the Sullivans. Mr. Saul requested that she verify the address, as the first letter went to the wrong address.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 15, 2026 Meeting

Ms. Ferguson presented the minutes of the April 15, 2026 meeting. On Page 4, Mr. Perry provided the correction, *“There would not be vegetation there to block the view of Plantation Boulevard.”* On Page 6 he requested, *“Mr. Perry is against the HOAs being charged to use the Clubhouse for social events.”* Under the Sixth Order of Business, \$89,000 should be \$889,000.

On MOTION by Mr. Perry seconded by Mr. Saul with all in favor the Minutes of the April 15, 2026 Meeting were approved as amended.

B Approval of Check Register

Ms. Ferguson presented the April 1, 2026 to April 30, 2026 Check Register, in the amount of \$103,705.48.

On MOTION by Mr. Sabol seconded by Mr. LaVoy with all in favor the March 1, 2026 to March 31, 2026 Check Register, in the amount of \$38,136.46 was approved as presented.

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Ferguson presented the April 30, 2026 Unaudited Financial Statements and Special Assessment Receipts Schedule. Assessment collections were at 91%. Mr. Perry asked if there was concern that they were not at 100%. Ms. Ferguson was not concerned, because if someone did not pay, there would be a tax certificate sale. Ms. Sandy pointed out that the assessments were grossed up by 4% to account for early payment discounts. Mr. Saul reported that Imagine School was paying a percentage and they were moving. Ms. Ferguson would look into it with GMS’ assessment team.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Ms. Ferguson opened the general audience comments period. A Resident reported that residents of single-family homes were now being allowed to park on the street, causing a hazard, as the CDD roads were public roads. Ms. Sandy confirmed that the CDD was a public governmental entity and all of the CDD assets were public, including the roads. Under Chapter

316, the traffic enforcement for the roads was the State, county and city, as the CDD did not have police powers. However, the CDD entered into an agreement with the City of North Port Police Department to provide traffic enforcement. Mr. Poulos recalled that the parking enforcement on swales, falls to Code Enforcement and the HOA could not enforce something that it did not own, which were the roads. However, the CDD was a low priority to the Police Department, unless the CDD paid for a detail to issue tickets, but it was at the officer's discretion. Mr. Perry did not see anyone park on the street often, because they were previously issued tickets. Instead, residents parked in the swale. There being no further comments, Ms. Ferguson closed the audience comments period.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy reported that a demand letter was sent to Rockstar Pools regarding damage that they caused and increased water bills. There was no response thus far. The next step was to file a complaint or send another demand letter, giving them a certain amount of time to respond. Mr. Saul asked if a quote should be obtained first on the cost to repair. Ms. Sandy suggested doing this in conjunction with filing a complaint. Mr. Poulos preferred to go after Rockstar Pools for the full amount of the water bills plus the cost of repair.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor authorization for District Counsel to proceed with filing a complaint against Rockstar Pools was approved.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

1. Discussion of July 15th Board Meeting

Ms. Ferguson recalled that there was discussion about cancelling the July 15th meeting, but with the landscape RFP and the Proposed Budget, the meeting would be held.

2. Number of Registered Voters in the District – 820

Ms. Ferguson reported that there are 820 registered voters in the District as of April 15, 2026.

3. Notice of General Election Qualifying Period

Ms. Ferguson reported that the General Election qualifying period was from Noon on June 8th through Noon on June 12th. Seats 1, 2 and 3 were up for election and anyone interested in serving, must go to the Sarasota County Supervisor of Elections to qualify. Ms. Ferguson would post this information on the CDD website and send an email blast. Mr. Poulos questioned what would happen if no one qualified for a seat. Ms. Sandy reported that the remainder of the Board would appoint someone to that seat. Mr. Poulos announced that he would not be seeking re-election in November. Mr. LaVoy was planning on qualifying for his seat. Mr. Sabol would no longer serve once his house sold.

4. Discussion of July 1, 2026 Form 1 Filing Deadline

Ms. Ferguson reminded the Board to file their Form 1 by July 1, 2026. If they failed to do so, the State would fine the Supervisor \$25 per day. Information would be emailed to the Supervisors.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Saul requested that the janitorial company could clean the windows, that Mr. Myers plant flowers in the end caps and that Ms. Ferguson contact Solitude about the proposal that was double the amount to clean out the pond on Plantation Boulevard. Mr. Poulos questioned whether it was a wetland that was supposed to be manicured. Mr. Myers indicated that there was vegetation that could not be killed and would work with Solitude, but if it was within Mr. Saul's spending parameters, he would have Solitude do the work. Mr. Saul asked if Mr. Perry was interested in the email that Mr. Myers sent regarding grants for the pond. Mr. Perry was interested. Mr. Poulos felt that the District Manager should apply for the grant, with Mr. Perry's guidance. Ms. Ferguson would work with Mr. Perry. Mr. Perry announced that Mr. Mario Capozzolo, who lived on Scarlett Avenue, passed away and requested that the bocce court be memorialized in his honor. *There was Board consensus.* Mr. Saul requested that Mr. Perry send a notice to the family. Mr. Poulos reported that on Friday at 11:00 a.m. at City Hall, there was an unveiling of the new Veterans Memorial. On Monday, there was a Memorial Day service. Mr.

Sabol asked if Mr. Myers notified Florida, Power & Light about the box. Mr. Myers notified them, but they had not responded.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, June 17, 2026 at 5:00 p.m.
at Lakeside Plantation Clubhouse**

Ms. Ferguson reported that the next regularly scheduled Board meeting was on Wednesday, June 17, 2026 at 6:00 p.m. at the Clubhouse.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor the meeting was adjourned at 7:31 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices May 1, 2026 to May 31, 2026

<i>Date</i>	<i>Check No.'s/Vendors</i>	<i>Amount</i>
<i>General Fund</i>		
5/11/26	3962-3978	\$ 56,535.13
5/12/26	3979	\$ 1,254.61
5/22/26	3980-3984	\$ 6,029.54
	General Fund Check Total	\$ 63,819.28
<i>General Fund - Auto Pay</i>		
	NP Utility	\$ 516.73
	Frontier	\$ -
	FPL	\$ 2,614.73
	Marlin Lease	\$ 104.86
	Comcast	\$ -
	Everon	\$ 519.04
	General Fund Auto Pay Total	\$ 3,755.36
Total		\$ 67,574.64

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/11/26	00200	5/06/26	BS0506WO	202605	310	51300	11000		ALAN SABOL	*	200.00		
			WORKSHOP										
		5/06/26	BS050620	202605	310	51300	11000		ALAN SABOL	*	200.00		
			BOS									400.00	003962

5/11/26	00472	1/08/26	16033749	202601	330	53800	48400		EVERON SOLUTIONS	*	75.00		
			TRIP CHARGE										
		2/02/26	16044033	202602	330	53800	48400		EVERON SOLUTIONS	*	75.00		
			TRIP CHARGE										
		2/19/26	16054175	202602	330	53800	48400		EVERON SOLUTIONS	*	187.14		
			SRVC PROTECTION										
		2/25/26	16055958	202602	330	53800	48400		EVERON SOLUTIONS	*	820.00		
			LABOR CHARGE										
		3/10/26	16066256	202603	330	53800	48400		EVERON SOLUTIONS	*	75.00		
			AI CAMERA TRIP CHARGE									1,232.14	003963

5/11/26	00463	5/05/26	1327	202605	320	53800	46400		AUSTIN GETZ DBA GETZ OUTDOOR	*	11,815.24		
			MAY LANDSCAPE MAINT									11,815.24	003964

5/11/26	00417	4/29/26	52	202604	330	53800	12000		GOVERNMENTAL MANAGEMENT SERVICES	*	23,517.00		
			APRIL PAYROLL										
		4/29/26	52	202604	330	53800	12000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,000.00-		
			REFUND DEC, JAN, FEB									20,517.00	003965

5/11/26	00489	4/22/26	1815	202604	320	53800	47302		GREENTOPPS LANDSCAPE MAINTENANCE &	*	412.00		
			PEPPER TREES										
		4/22/26	1816	202604	320	53800	47302		GREENTOPPS LANDSCAPE MAINTENANCE &	*	1,287.50		
			DEAD CANARY PALM									1,699.50	003966

5/11/26	00444	4/30/26	JB043020	202604	330	53800	48000		JACQUELYN BALDELLI	*	333.75		
			FIT TO CORE CLASSES									333.75	003967

5/11/26	00488	5/04/26	4	202605	330	53800	48900		JIH CARE SOLUTIONS	*	640.00		
			REGULAR CLEANINGS									640.00	003968

5/11/26	00468	4/07/26	107	202604	320	53800	49000		JOHN WILLIAMS	*	5,000.00		
			SIDEWALK RPRS									5,000.00	003969

LKSD LAKESIDE PLANT LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/11/26	00453	5/06/26	KS0506WO	202605	310	51300	11000		KENNETH SAUL	*	200.00	400.00	003970
		5/06/26	KS050620	202605	310	51300	11000			*	200.00		
5/11/26	00371	5/05/26	3742958	202603	310	51300	31500		KUTAK ROCK LLP	*	3,660.50	3,660.50	003971
			ATTORNEY FEES										
5/11/26	00465	5/05/26	5	202605	310	51300	31100		LIGHTHOUSE ENGINEERING INC.	*	1,310.00	1,310.00	003972
			ENGINEERING SRVCS										
5/11/26	00467	4/28/26	2410	202604	330	53800	51000		MONSTER POOLS INCORPORATED	*	689.00	2,589.00	003973
		5/01/26	2419	202605	330	53800	51100			*	1,900.00		
			SMALL RPR										
5/11/26	00441	5/05/26	26050513	202605	330	53800	48100		NORTH PORT FIRE RESCUE	*	62.00	62.00	003974
			ANNUAL FIRE INSPECTION										
5/11/26	00401	5/06/26	PL0506WO	202605	310	51300	11000		PATRICK LAVOY	*	200.00	400.00	003975
		5/06/26	PL050620	202605	310	51300	11000			*	200.00		
			WORKSHOP										
5/11/26	00326	5/06/26	RP0506WO	202605	310	51300	11000		RONALD PERRY	*	200.00	400.00	003976
		5/06/26	RP050620	202605	310	51300	11000			*	200.00		
			WORKSHOP										
5/11/26	00272	4/30/26	PSI25973	202604	320	53800	46100		SOLITUDE LAKE MANAGEMENT LLC	*	4,521.00	5,926.00	003977
		5/02/26	PSI26404	202605	320	53800	46000			*	1,405.00		
			EROSION RPR										
5/11/26	00431	5/01/26	48216	202605	310	51300	35200		VENTURESIN INC	*	150.00	150.00	003978
			WEBSITE MAINT										

LKSD LAKESIDE PLANT LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/12/26	00490	4/21/26	APRIL439	202604	330	53800	48600		INTERNET COMCAST BUSINESS	*	1,254.61	1,254.61	003979
5/22/26	00415	5/15/26	26-01063	202605	310	51300	48000		LEGAL ADVERTISING BUSINESS OBSERVER	*	54.69	54.69	003980
5/22/26	00472	4/22/26	16086500	202604	330	53800	48400		TRIP CHARGE EVERON SOLUTIONS	*	75.00	75.00	003981
5/22/26	00417	5/04/26	53	202605	310	51300	34000		MGMT FEES	*	4,560.42		
		5/04/26	53	202605	310	51300	35100		INFORMATION TECH	*	199.50		
		5/04/26	53	202605	310	51300	31300		DISS AGENT	*	87.50		
		5/04/26	53	202605	310	51300	42500		COPIES	*	30.60		
		5/04/26	53	202605	310	51300	42000		UPS	*	21.85		
		5/04/26	53	202605	310	51300	42000		POSTAGE	*	147.03		
									GOVERNMENTAL MANAGEMENT SERVICES			5,046.90	003982
5/22/26	00491	5/14/26	JG051420	202605	330	53800	48000		JULY 4TH BAND JOSEPH GUERZO	*	700.00	700.00	003983
5/22/26	00362	5/04/26	I77437	202605	330	53800	48102		PLANNED MAINT SYMBIONT SERVICES CORP	*	152.95	152.95	003984
									TOTAL FOR BANK A		63,819.28		
									TOTAL FOR REGISTER		63,819.28		

meeting

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: May 6, 2026

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Devon Poulos	✓	No (\$0)
2	Bud Sabol	✓	Yes (\$200)
3	Patrick Lavoy	✓	Yes (\$200)
4	Ken Saul	✓	Yes (\$200)
5	Ronald Perry	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

5/7/26
Date

****RETURN SIGNED DOCUMENT TO GMS-Tampa Invoices****

Attendance Confirmation for BOARD OF SUPERVISORS

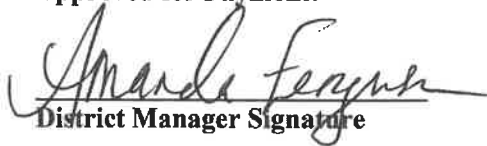
District Name: Lakeside Plantation CDD

Board Meeting Date: May 6, 2026

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Devon Poulos	✓	No (\$0)
2	Bud Sabol	✓	Yes (\$200)
3	Patrick Lavoy	✓	Yes (\$200)
4	Ken Saul	✓	Yes (\$200)
5	Ronald Perry	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

5/7/26
Date

****RETURN SIGNED DOCUMENT TO GMS-Tampa Invoices****

Print

Export To PDF

Pay Invoice



City of North Port

North Port Fire Rescue District

4980 City Center Boulevard
North Port, Florida 34286



www.cityofnorthport.com

(941) 240-8150

Fax: (941) 240-8182

Occupant Name: Lakeside Plantation Clubhouse
Complex Name:
Address: 2200 Plantation Boulevard

Inspection Date: 5/5/2026
InspectionType: Annual Inspection
Inspected By: Dave Grandt
941-240-8166
dgrandt@northportfl.gov

Suite:
City: North Port
State: FL
Zip Code: 34286
Structure Name:

Insp. Result	Location	Code Set	Code
Fail	FACP Room	NFPA 72 2016 Chapter 7 Documentation	7.7.2.1 - Documentation cabinet installed at the system control panel or at another location at the protected premises approved by the local enforcement agency (see photo 1.1)

Code Text:

With every new system, a documentation cabinet shall be installed at the system control unit or at another approved location at the protected premises.

Inspector Comments: With every new system, a documentation cabinet shall be installed at the system control unit or at another approved location at the protected premises. With every new system, a documentation cabinet shall be installed at the system control unit or at another approved location at the protected premises. Fire Alarm System records not stored within a documentation cabinet. A documentation cabinet shall be installed near the Fire Alarm Control Panel. Fire alarm system plans, technical manuals, service records and inspection reports shall be stored within the documentation cabinet.

**ALL NOTICE OF HAZARD SHALL BE ABATED WITHIN
30 CALENDAR DAYS.**

FAILURE TO CORRECT THE DEFICIENCIES on the date specified below will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The Inspector will return on or after 6/5/2026.

Thank you for keeping your business and our community safe!



North Port Fire Rescue
4970 City Hall Boulevard
North Port, FL 34286
Direct: (941) 240-8150
Fax: (941) 240-8182

Invoice #	2605051370500
Invoice Date	5/5/2026
Balance Due	\$62.00
Due Date	6/4/2026

Payment due upon receipt.

Pay online with this [link](#)

Or make check payable to North Port Fire Rescue. Remit payment to 4970 City Hall Boulevard, North Port, Florida 34286.

Lakeside Plantation Clubhouse
2200 Plantation Boulevard
North Port FL 34286

Lakeside Plantation Clubhouse
2200 Plantation Boulevard
North Port FL 34286

Invoice #2605051370500
5/5/2026

Description	Amount Owed	Amount Paid
Annual Fire and Life Safety Inspection	\$62.00	
Subtotal:	\$62.00	\$0.00
Balance Due:	\$62.00	

Payment due upon receipt. Payment options include debt/credit or check.

Pay online at:

<https://northportfirerescuedtfi.tylerportico.com/payments/billsearch/search-form/817dff60-d8c1-4445-a6ab-7dd6aeef39ad>

Make check payable to North Port Fire Rescue. Please remit payments to 4970 City Hall Boulevard, North Port, Florida 34286.



Invoice 160662566

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	3/10/2026	4/4/2026		\$75.00

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 301222228			
4Mp Ir Bullet Ai Camera, Vari-	1	0.00	\$0.00
Trip Charge	1	75.00	\$75.00
Sub Total			\$75.00

Save a stamp!
Pay online 24/7
 everonsolutions.com/expresspay
Pay by phone:
 1-844-538-3766

Questions?
 everonsolutions.com

Call Toll-Free:
 1-844-5-EVERON

Hearing Impaired:
 1-800-395-6137

Email:
 COMCARE@Everonsolutions.com

Thank you for choosing Everon.

You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.
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PO Box 49292 · Wichita, KS 67201

Invoice Number	160662566
Account Number	70180815
Invoice Date	3/10/2026
Payment Due Date	4/4/2026
Amount Due	\$75.00

Amount Enclosed: \$

Please check box if your billing address has changed, and indicate changes on back.

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT FL 34289



EVERON LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987



Service Work Order

Job # 301222228

Customer LAKESIDE PLANTATION COMMUNITY **Customer#** 70180815
Site LAKESIDE PLANTATION CDD **Site#** 183336892
CS# VM4 0036
Address 2800 PLANTATION RD

NORTH PORT, FL 34289

Site Phone 941 423-5500
Requested By Harold, Myers **Phone** 443 786-2829
Service Plan PTSLBR-Covered Parts & Labor

System Type HNWA-Hanwha
Panel Location Axis cameras
Job Request SYSCAM-System - Camera
Commitment 3/9/2026 08:00-12:00

CAMERAS INTERNET WAS OUT FOR OVER A WEEK CAMERAS ARE NOT WORKING PLEASE CONTACT CUSTOMER Harold Myers L1 9414235500 DVR LOCATED CLOSET OFFICE CUSTOMER IS REQUESTING TECH TO COME OUT TO CONNECT CAMERAS TO INTERNET . HAS ESP. BATT CHARGE. CONTACT ADDTL

Comments

Feb 26 2026

HAROLD MYERS @ (443) 786 2829, CALL WHEN EN ROUTE. CS#: VM4 0036 - Hanwha w/Analytics.

Feb 26 2026

Network has changed. tech is updating the port forwarding and will call back when done.

Feb 26 2026

need to order 1 camera xno-c7083r I was able to get the speco up and running on all pcs and phone. the wisenet video verification cams I was able to port forward pool 1 and pool 2 would not restore for anything.

Mar 9 2026

Tech wanted to check if we could see cams again after relearning everything back in. Reached out to analytic trained reps to look but no one available. Provided info for tech to get a call back when someone is available.

Mar 9 2026

updated IP in camera itself not just ecare/both cameras loading

Customer Signature 1 2/26/2026 3:14 PM CT

LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 NORTH PORT FL 34289

Date 5/5/2026
 Customer# 70180815
 Balance 1,976.18

0-29	30-59	60-89	90-119	120-149	150-179	180-209	210+	Unapplied	Deposit
744.04	75.00	1,007.14	150.00	0.00	0.00	0.00	0.00	0.00	

Invoice#	Date	Type	Comment	Amount	Balance
160865000	4/22/2026	JOB	Trip Charge	75.00	75.00
160854756	4/20/2026	RECUR	Recurring Services	519.04	519.04
160851346	4/20/2026	JOB	Trip Charge	75.00	75.00
160831213	4/14/2026	JOB	Trip Charge	75.00	75.00
160662566	3/10/2026	JOB	Job Billing	75.00	75.00
160559585	2/25/2026	JOB	Job Billing	820.00	820.00
160541751	2/19/2026	RECUR	Recurring Services	187.14	187.14
160440339	2/2/2026	JOB	Job Billing	75.00	75.00
160337492	1/8/2026	JOB	Trip Charge	75.00	75.00



Invoice 160559585

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	2/25/2026	3/22/2026		\$820.00

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 301163927			
Labor Charge	1	72.00	\$72.00
ProxKey III Key, Programmed (S	100	7.48	\$748.00
Sub Total			\$820.00

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Email:
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PO Box 49292 · Wichita, KS 67201

Invoice Number 160559585
Account Number 70180815
Invoice Date 2/25/2026
Payment Due Date 3/22/2026
Amount Due \$820.00

Amount Enclosed: \$

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT FL 34289



EVERON LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987



Service Work Order

Job # 301163927

Customer LAKESIDE PLANTATION COMMUNITY
Site LAKESIDE PLANTATION CDD
CS#
Address 2800 PLANTATION RD

Customer# 70180815
Site# 183336892

NORTH PORT, FL 34289

Site Phone 941 423-5500

Requested By

Service Plan D646C-T&M D646 - Core/Sec/ATM

Phone

System Type MISC-Miscellaneous

Panel Location

Job Request -

Commitment -

SALESAGREEMENTID:892255262, SYSTEMDESIGNID:892933112 NEW
CONSTRUCTION/INSTALLATION; SERVICE QUOTED WORK ORDER; ACCESS CONTROL &
GATES: AD HOC -

Comments

Jan 29 2026
TO FMO



Invoice 160541751

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	2/19/2026	3/16/2026		\$187.14

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289			
Extended Service Protection (03/19/26-06/18/26)	3	20.52	\$61.56
Secure Access (03/19/26-06/18/26)	3	41.86	\$125.58
Sub Total			\$187.14

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 1-844-538-3766

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Hearing Impaired:
 1-800-395-6137

Email:
COMCARE@Everonsolutions.com

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PO Box 49292 · Wichita, KS 67201

Invoice Number	160541751
Account Number	70180815
Invoice Date	2/19/2026
Payment Due Date	3/16/2026
Amount Due	\$187.14

Amount Enclosed: \$

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT FL 34289



EVERON LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987



Invoice 160440339

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	2/2/2026	2/27/2026		\$75.00

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 301162537			
Single gang tri-technology rea	1	0.00	\$0.00
Trip Charge	1	75.00	\$75.00
Sub Total			\$75.00

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 everonsolutions.com/expresspay
Pay by phone:
 1-844-538-3766

Questions?
 everonsolutions.com

Call Toll-Free:
 1-844-5-EVERON

Hearing Impaired:
 1-800-395-6137

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Invoice Number 160440339
 Account Number 70180815
 Invoice Date 2/2/2026
 Payment Due Date 2/27/2026
 Amount Due \$75.00

Amount Enclosed: \$

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT FL 34289



EVERON LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987

**Service Work Order****Job # 301162537**

Customer LAKESIDE PLANTATION COMMUNITY
Site LAKESIDE PLANTATION CDD
CS# 1001240307
Address 2800 PLANTATION RD

Customer# 70180815
Site# 183336892

NORTH PORT, FL 34289

Site Phone 941 423-5500
Requested By Harold Myers
Service Plan PTSLBR-Covered Parts & Labor

Phone 443 786-2829

System Type ACS600-Brivo ACS6000
Panel Location
Job Request EQNWK-TS--Equipment Not Working
Commitment 1/30/2026 08:00-12:00

PULL GATES NOT OPERATING PROPERLY

Comments*Jan 30 2026*

job completed. found the west pool card reader was bad, replace the reader. check the east pool gate mag lock had adjust and reset the exit button holding the lock unlock

Customer Signature 1 1/30/2026 8:57 AM CT



Invoice 160337492

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	1/8/2026	2/2/2026		\$75.00

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 301128848 Trip Charge	1	75.00	\$75.00
Sub Total			\$75.00

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Pay by phone:
 1-844-538-3766

Questions?
 everonsolutions.com

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 1-844-5-EVERON

Hearing Impaired:
 1-800-395-6137

Email:
 COMCARE@Everonsolutions.com

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Make checks payable to Everon and please include your account number.

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PO Box 49292 · Wichita, KS 67201

Invoice Number 160337492
 Account Number 70180815
 Invoice Date 1/8/2026
 Payment Due Date 2/2/2026
 Amount Due \$75.00

Amount Enclosed: \$

Please check box if your billing address has changed, and indicate changes on back.

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LAKESIDE PLANTATION COMMUNITY
 2200 PLANTATION BLVD
 LAKESIDE PLANTATION CDD
 NORTH PORT FL 34289



EVERON LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987

**Service Work Order****Job # 301128848**

Customer LAKESIDE PLANTATION COMMUNITY
Site LAKESIDE PLANTATION CDD
CS# VM4 0036
Address 2800 PLANTATION RD

Customer# 70180815
Site# 183336892

NORTH PORT, FL 34289

Site Phone 941 423-5500
Requested By Harold Myers
Service Plan PTSLBR-Covered Parts & Labor

Phone 443 786-2829

System Type HNWHA-Hanwha
Panel Location Axis cameras
Job Request -
Commitment 1/7/2026 13:00-17:00

Must contact Video AC&T to verify remote connection to video at (1-800-633-7611 opt 3, opt 1). Video is offline.

Comments*Jan 6 2026*

verified IP is 47.206.137.31, it is not passing through ports 8001 or 8002, cameras are up on site, tech will do some troubleshooting and call back

Jan 6 2026

WORKED WITH TECH JEFF OVER CHAT AND TEAMVIEWER, TO RESTORE LIVE VIEW. SET PORT FORWARDING BACK UP

Jan 6 2026

modem port forwarding was knocked out. NOC has remote access to cameras now.

Customer Signature 1 1/6/2026 4:18 PM CT

INVOICE

Getz Outdoor Services
 22460 Cherokee Rose Pl
 Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com
 +1 (813) 701-6831
 http://Getzoutdoorservices.com

**Bill to**

Lakeside Plantation Community
 Development District
 GMS
 4530 Eagle Falls Pl
 Tampa, Fl. 33619

Invoice details

Invoice no.: 1327
 Terms: Net 30
 Invoice date: 05/05/2026
 Due date: 06/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly landscape and irrigation services	May 2026 monthly services	1	\$11,815.24	\$11,815.24

Total **\$11,815.24**

Ways to pay

[View and pay](#)

Governmental Management Services- Tampa, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 52**Invoice Date:** 4/29/2026**Due Date:** 4/29/2026**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Amenity Payroll- Compensation		15,455.26	15,455.26
Amenity Payroll- Employment Cost		3,358.34	3,358.34
Amenity Payroll- Burden (25%)		4,703.40	4,703.40
Refund- 1000 bonus billed Dec, Jan and Feb		-3,000.00	-3,000.00
		Total	\$20,517.00
		Payments/Credits	-\$20,517.00
		Balance Due	\$0.00



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
 (941) 468-1655 | greentopps2@gmail.com

RECIPIENT:

Lakeside Plantation

2800 Plantation Boulevard
 North Port, Florida 34289
 Phone: 941-423-5500 (ask for Harold)

Invoice #1815

Issued Apr 22, 2026

Due Apr 22, 2026

Total \$412.00

Account Balance \$412.00

pepper trees growing over top of sewer station #60. per North Port utilities.

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 21, 2026				
James Asbury	Estimate completed by James Asbury ISA Certified Arborist FL -10116A Greentoppsestimator3@gmail.com (941)-204-9615	1	\$0.00	\$0.00
Equipment Needed	Chip truck Polesaw Miniskid	1	\$0.00	\$0.00
Materials needed		1	\$0.00	\$0.00
Irrigation Responsibility Notice	Irrigation Disclaimer: Irrigation Disclaimer: Irrigation lines are private utilities and cannot be located through utility marking services. Clients are responsible for marking all private owned utility lines, including irrigation lines prior to work. Greentopps is not responsible for damage to any unmarked irrigation; however, should damage occur during our service, repairs can be performed at \$80/hour plus the cost of materials by our in-house technician.	1	\$0.00	\$0.00
Tree Trimming	Type of tree: pepper tree Location of tree: pump house 6 We will trim the pepper back to the fence. Using sidewall cuts to eliminate any over hanging branches for the pump.	1	\$400.00	\$400.00
Haul Debris	Remove and haul away all debris related to work performed.	1	\$0.00	\$0.00



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
 (941) 468-1655 | greentopps2@gmail.com

Product/Service	Description	Qty.	Unit Price	Total
Administration Fee- 3%	Credit card, Debit Card & ACH administration fee 3%.	0.03	\$400.00	\$12.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Preferred method of payment:
 Check- mail to PO Box 7452 North Port, FL. 34290

Alternative options:
 ACH Transfer- 1% fee will apply, can be done through Client Hub
 Credit Card- 2.9% fee will apply, please call office to pay with a card
 (941) 468-1655

Total	\$412.00
Account balance	\$412.00

Pay Now



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
(941) 468-1655 | greentopps2@gmail.com

Invoice

RECIPIENT:

Lakeside Plantation

2800 Plantation Boulevard
North Port, Florida 34289

Phone: 941-423-5500 (ask for Harold)

320 538 47302

Invoice #1816

Issued Apr 22, 2026

Due Apr 22, 2026

Total \$875.50

Account Balance

\$1,287.50

For Services Rendered

Dead Canary palm on one of the islands Plantation

Product/Service	Description	Qty.	Unit Price	Total
Apr 21, 2026				
James Asbury	Estimate completed by James Asbury ISA Certified Arborist FL -10116A Greentopps estimator3@gmail.com (941)-204-9615	1	\$0.00	\$0.00
Equipment Needed	Grinder Miniskid with bucket Debris truck	1	\$0.00	\$0.00
Materials needed		1	\$0.00	\$0.00
Irrigation Responsibility Notice	Irrigation Disclaimer: Irrigation Disclaimer: Irrigation lines are private utilities and cannot be located through utility marking services. Clients are responsible for marking all private owned utility lines, including irrigation lines prior to work. Greentopps is not responsible for damage to any unmarked irrigation; however, should damage occur during our service, repairs can be performed at \$80/hour plus the cost of materials by our in-house technician.	1	\$0.00	\$0.00
Tree Removal/Stump Grinding	Along the main road i the center island is a dead canary we will remove this tree and grind the stump 3-6" below grade.	1	\$600.00	\$600.00
Note	Grinding will be done on a separate date.	1	\$0.00	\$0.00
Haul Debris	Remove and haul away all debris related to work performed.	1	\$0.00	\$0.00
Administration Fee- 3%	Credit card, Debit Card & ACH administration fee 3%.	0.03	\$850.00	\$25.50



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
(941) 468-1655 | greentopps2@gmail.com

Product/Service	Description	Qty.	Unit Price	Total
Extra Stump Grinding		1	\$250.00	\$250.00


Thank you for your business. Please contact us with any questions regarding this invoice.

Preferred method of payment:
Check- mail to PO Box 7452 North Port, FL. 34290

Alternative options:
ACH Transfer- 1% fee will apply, can be done through Client Hub
Credit Card- 2.9% fee will apply, please call office to pay with a card
(941) 468-1655

Total	\$875.50
Account balance	\$1,287.50

Pay Now

From: Leah Popelka lpopelka@gms-tampa.com 
Subject: Fwd: Greentopp's Tree Invoices
Date: April 27, 2026 at 1:53 PM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Best Wishes,

Leah Popelka

Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 120

Begin forwarded message:

From: "Harold Myers(LSP)" <lakesideplantationamenitymanager@gms-tampa.com>
Subject: Greentopp's Tree Invoices
Date: April 27, 2026 at 1:48:39 PM EDT
To: Leah Popelka <lpopelka@gms-tampa.com>

Hello Leah,
I have attached two invoices that can now be paid. Thanks

Kind regards,

Harold Myers

Facilities and Amenities Director

Lakeside Plantation CDD

2800 Plantation Boulevard

North Port, FL 34289

Phone: 941.423.5500

Fax: 941.423.5501

Email: LakesidePlantationAmenityManager@gms-tampa.com

www.lakesideplantationcdd.com

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doc01754120260427134503.pdf



Check Request

District	Lakeside Plantation CDD	Date	4/30/22
Payable to	Jackie Balde 111	Account Number	
Amount Requested	\$ 333.75		
Requested By	J Myers		
Description of Need	Fit to Done classes		
Approved By	<i>[Signature]</i>	Signature	
Received By		Signature	

April Sales 445.00
 25% CDD 111.25
 Due to Jackie \$ 333.75





Gisella Villavicencio
 J.I.H. Care Solutions LLC.
 1805 NW 16th Pl
 Cape Coral Fl 33993
 +1 (305) 904-8302

Clubhouse Cleanings
 Sunday Evenings

Invoice

BILL TO:

Invoice No.: 4

Lakeside Plantation
 2800 Plantation BLVD.
 North Port, FL

CLEANING SERVICE	PRICE	QTY	SUBTOTAL
Apr 05/regular cleaning	\$160.00	1	\$160.00
Apr 12/regular cleaning	\$160.00	1	\$160.00
Apr 19/regular cleaning	\$160.00	1	\$160.00
Apr 26/regular cleaning	\$160.00	1	\$160.00
		Subtotal	\$640.00
		Discount	\$0.00
		Tax	\$0.00
		Total	\$640.00

For Direct deposit payments:

Truist Bank
 J.I.H. Care Solutions LLC
 ABA: 061000104
 Acct: 1000305603606

Gisella Villavicencio

05 / 04 / 2026

INVOICE

330 538 51

John Williams

PO Box 510532
Punta Gorda, FL 33951

BILL TO

Lakeside Plantation CCD
2800 Plantation Blvd
North Port, FL 34289


INVOICE #

107

INVOICE DATE

04/07/2026

DESCRIPTION	AMOUNT
Grind 18 pieces of sidewalk. Tear out and replace 3 sections of Brookside Walk.	5,000.00
TOTAL	\$5,000.00

From: Leah Popelka lpopelka@gms-tampa.com 
Subject: Fwd: John Williams Concrete
Date: April 27, 2026 at 1:38 PM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Best Wishes,

Leah Popelka

Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 120

Begin forwarded message:

From: "Harold Myers(LSP)" <lakesideplantationamenitymanager@gms-tampa.com>
Subject: John Williams Concrete
Date: April 27, 2026 at 1:31:52 PM EDT
To: Leah Popelka <lpopelka@gms-tampa.com>

Hi Leah,

I have attached the invoice for concrete work that was approved in the last CDD meeting that may be paid. Thanks

Kind regards,

Harold Myers

Facilities and Amenities Director

Lakeside Plantation CDD

2800 Plantation Boulevard

North Port, FL 34289

Phone: 941.423.5500

Fax: 941.423.5501

Email: LakesidePlantationAmenityManager@gms-tampa.com

www.lakesideplantationcdd.com

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INVOICE

John Williams

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 5, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3742958

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

Jordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 33619

Invoice No. 3742958
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

03/09/26	S. Sandy	0.90	297.00	Review draft minutes; prepare resolution for amenity rate hearing; confer with district staff regarding same
03/10/26	P. O'Bryant	0.50	147.50	Conduct research regarding water leak issue
03/10/26	S. Sandy	0.60	198.00	Review correspondence regarding pool leak; confer regarding same; confer regarding revised amenity rates
03/11/26	S. Sandy	0.80	264.00	Review and revise the amenity facilities policies; confer with Ferguson regarding same
03/12/26	P. O'Bryant	1.10	324.50	Review agreement with Rock Star pools; review pool water fees; correspondence regarding same
03/13/26	P. O'Bryant	0.20	59.00	Review tech report and warranty correspondence
03/18/26	J. Daly	0.40	70.00	Coordinate response to auditor letter
03/18/26	P. O'Bryant	1.10	324.50	Prepare response to Rockstar Pool

KUTAK ROCK LLP

Lakeside Plantation CDD
 May 5, 2026
 Client Matter No. 12323-1
 Invoice No. 3742958
 Page 2

03/18/26	S. Sandy	4.00	1,320.00	Prepare for and attend board meeting; conduct follow up regarding same; facilitate response to auditor request
03/19/26	D. Wilbourn	1.00	185.00	Prepare addendum to proposal for tree trimming services; board meeting follow up
03/23/26	S. Sandy	0.60	198.00	Review correspondence with Rockstar Pools regarding water leak damages; confer regarding same
03/24/26	P. O'Bryant	0.40	118.00	Revise draft correspondence to Rock Star
03/24/26	D. Wilbourn	0.50	92.50	Prepare work authorization for shoreline repair
03/25/26	P. O'Bryant	0.10	29.50	Correspondence regarding Rock Star pools
03/25/26	S. Sandy	0.10	33.00	Confer with Ferguson
TOTAL HOURS		12.30		
TOTAL FOR SERVICES RENDERED				\$3,660.50
TOTAL CURRENT AMOUNT DUE				<u>\$3,660.50</u>



Lighthouse Engineering Inc.
701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
727-726-7856

Lakeside Plantation Community Development District
Hannah Henry

Invoice number 5
Date 05/05/2026

Project **Lakeside Plantation CDD**

Lighthouse Engineering, Inc.

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
PRIORITY EROSION REPAIR ASSESSMENT	0.00	0.00	0.00
GENERAL ENGINEERING CONSULTANT - AT REQUEST	4,855.00	3,545.00	1,310.00
Total	4,855.00	3,545.00	1,310.00

Lakeside Plantation Community Development District

Invoice number 5

Invoice date 05/05/2026

General Engineering Consultant - At Request
 Professional Fees

	Hours	Rate	Billed Amount
Sr. Principal			
Bradley S. Foran			
Project Chargeable Labor	5.00	225.00	1,125.00
Administrative			
Amy L. Palmer			
Project Chargeable Labor	1.00	185.00	185.00
Phase subtotal			1,310.00
		Invoice total	1,310.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5	05/05/2026	1,310.00	1,310.00				
	Total	1,310.00	1,310.00	0.00	0.00	0.00	0.00

Approved by:

Bradley S. Foran
 P.E., Principal / Owner

Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695
 For questions about this invoice, please call Brad Foran at 727-726-7856

Invoice Supporting Detail

240200109 Lakeside Plantation CDD

Priority Erosion Repair Assessment

Phase Status: Closed

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor							
Expense							
Consultant							
Subtotal	0.00	0.00	0	0.00	0.00	0	0.00

240200109 General Engineering Consultant - At Request

Phase Status: Active

Billing Cutoff: 04/30/2026

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Sr. Principal

Bradley S. Foren

Project Chargeable Labor 04/07/2026 5.00 225.00 1,125.00
site visit for new pool pumps and report of findings.

Subtotal 5.00 1,125.00

Administrative

Amy L. Palmer

Project Chargeable Labor 02/18/2026 1.00 185.00 185.00
*Research wetland area / plats / as built/ permit
 Speak with SWFWMD re: wetland area*

Subtotal 1.00 185.00

Labor total 6.00 1,310.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		4,855.00		-4,855.00	
Expense					
Consultant					
Total		4,855.00		-4,855.00	

From: Amanda Ferguson aferguson@gms-tampa.com
Subject: Re: Lakeside Plantation Invoice #5
Date: May 5, 2026 at 4:38 PM
To: Brenda Strecker bstrecker@lighthouseenginc.com
Cc: hhenry@gms-tampa.com, Brad Foran bforan@lighthouseenginc.com, Amy Palmer apalmer@lighthouseenginc.com, Invoices GMS-Tampa invoices@gms-tampa.com

This is good to pay for Lakeside. Thank you!

On Tue, May 5, 2026 at 4:06 PM Brenda Strecker <bstrecker@lighthouseenginc.com> wrote:
Hello,

Attached is Invoice # 5 for Lakeside Plantation.

Have a good evening,

--

Brenda Strecker
Accounting Administrator
Lighthouse Engineering, Inc.
An FDOT Certified SBE
A Local and State Small Business Enterprise - SBE
OFFICE PHONE: 727-726-7856
CELL PHONE: 727-452-2475
FAX: 727-683-9848
www.lighthouseenginc.com

--

Amanda Ferguson


District Manager

429 10th Avenue West, Suite D

Palmetto, FL 34221

 aferguson@gms-tampa.com

 Office: (813) 344-4844 Ext. 102

 Cell: (727) 229-7446

GMS-Tampa has expanded!
Please note our additional office location.

Monster Pools Incorporated

3534 Plover Ave #102
Naples, FL 34117 US
service@monsterpoolsinc.com
www.monsterpoolsinc.com

INVOICE

BILL TO
Lakeside Plantation
4530 Eagle Falls Place
Tampa, FL 33511

INVOICE 2419
DATE 05/01/2026
TERMS Due on receipt
DUE DATE 05/01/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Cleaning Service	1	1,900.00	1,900.00

BALANCE DUE

\$1,900.00

Ways to pay



[View and pay](#)

Monster Pools Incorporated

3534 Plover Ave #102
Naples, FL 34117 US
service@monsterpoolsinc.com
www.monsterpoolsinc.com

INVOICE

BILL TO
Lakeside Plantation
4530 Eagle Falls Place
Tampa, FL 33511

INVOICE 2410
DATE 04/28/2026
TERMS Due on receipt
DUE DATE 04/28/2026


DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Small Repair/ Service			
	Two Main Drain Frame/Grates Replacement	1	689.00	689.00

BALANCE DUE **\$689.00**

Ways to pay



[View and pay](#)

From: Hannah Henry hhenry@gms-tampa.com 
Subject: Fwd: New payment request from Monster Pools Incorporated - invoice 2410
Date: April 28, 2026 at 10:10 AM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Approved for LSP

Best Wishes,

Hannah Henry Greenwood
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 109

Begin forwarded message:


From: Monster Pools Incorporated <quickbooks@notification.intuit.com>
Subject: New payment request from Monster Pools Incorporated - invoice 2410
Date: April 28, 2026 at 10:05:41 AM EDT
To: lakesideplantationamenitymanager@gms-tampa.com
Cc: hhenry@gms-tampa.com
Reply-To: service@monsterpoolsinc.com



Your invoice is ready!

BALANCE DUE

\$689.00

0% APR¹ or as low as \$63/mo with  [Get started](#)

[View and pay](#)



Dear Lakeside Plantation,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!

Monster Pools Incorporated



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI264044
 Invoice Date: 5/2/2026

Bill
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central Florida, LLC
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship Via
 Ship Date 5/2/2026
 Due Date 6/1/2026
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 5/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2026 - 5/31/2026 Site 15 Littoral/Wetland Site 16 Littoral/Wetland Site 18 Littoral/Wetland Site 19 Littoral/Wetland Lakeside Plantation Cdd LAKE ALL		1	1	1,405.00	1,405.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,405.00

Subtotal: 1,405.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 1,405.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI259739
 Invoice Date: 4/30/2026

Bill
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central Florida, LLC
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship Via
 Ship Date 4/30/2026
 Due Date 5/30/2026
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 4/30/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Erosion Repair One-Time Service Lake 17 SHORELINE RESTORATION		1	1	9,042.00	9,042.00

320 538 461

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 9,042.00

Subtotal: 9,042.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 4,521.00
Total: 4,521.00

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
5/1/2026	48216

Bill To:

Lakeside Plantation CDD
C/O GMS-Tampa FL, LLC
4530 Eagle Falls Place
Tampa, FL 33619

For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
5/1/2026		Due on receipt	
Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00
Microsoft 365 Business Professional	2	35.00	70.00
Subtotal			\$150.00
Sales Tax (0.0%)			\$0.00
Total			\$150.00
Payments/Credits			\$0.00
Balance Due			\$150.00

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

Check Approval Form

Date:	5/11/26
District:	LSP
Company:	31
Beginning Check #:	210
Ending Check #:	210
Total Amt of Checks:	\$950.00
Beginning Balance in Account:	\$549,375.88
Less: Due To's (Sub Acct: 20700)	\$0.00
Ending Balance in Account:	\$548,425.88
Approved by:	
Signature:	

AP120W-2 ACCOUNTS PAYABLE CHECK REGISTER AS OF 5/31/2026 PAGE 1
 031 LAKESIDE PLANTATION - CAP RES RUN DATE 5/11/2026 15.22.27
 BANK C: CHECKING ACTIVITIES

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00001	RESERVE ADVISORS, INC.	000210	5/11/2026	950.00
				950.00
	LAKESIDE PLANTATION - CAP RES			----- 950.00



Reserve Advisors
735 N Water Street
Suite 175
Milwaukee, WI 53202

Invoice

April 29, 2026

Additional Billing Details:

Lakeside Plantation Community Development District
2200 Plantation Boulevard
North Port, FL 34289
USA

30 513 u^a

PROPERTY:

Lakeside Plantation Community Development District
North Port, FL 34289

**INVOICE
S-INV012726**

INVOICE DATE: April 29, 2026
REFERENCE #: 26-36748
Retainer Payment
AMOUNT DUE: 950.00

**Amount Due Now:
950.00**

Payment Terms

Please Remit Payment to:


Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

Or via ACH
First Business Bank

Routing #: 075905787
Account #: 151391168

Please send Remittances to 'accounting@reserveadvisors.com' at time of payment

In accordance with our contract, any unpaid balance on outstanding invoices beyond 30 days of the Final Invoice is subject to a 1.5% finance charge per month.

From: Hannah Henry hhenry@gms-tampa.com 
Subject: Fwd: Reserve Advisors - Sales Invoice S-INV012726
Date: April 29, 2026 at 9:32 PM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01063S

Date 05/15/2026

Attn:
Lakeside Plantation CDD - GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01063S Notice of Qualifying Period for Candidates RE: From June 8, 2026 at noon to June 12, 2026 at noon Published: 5/15/2026	\$54.69

Important Message	Paid	()
Please include our Serial # on your check Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	Total	\$54.69

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE**Legal Advertising**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at Biscayne Plaza, 13640 Tamiami Trail, North Port, Florida 34287; Ph: (941) 423-9540. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lakeside Plantation Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

May 15, 2026

26-01063S

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Sent to user 5/17/26

Invoice 160865000



everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	04/22/2026	05/17/2026		\$75.00



Enroll today to receive your company's invoice via email.

When you switch to paperless billing, you will:

- Receive your invoice faster, without relying on the postal service for delivery
- Easily be able to download or forward the invoice PDF as needed
- Maintain electronic documentation for easier, more accurate record-keeping
- Support sustainability by reducing the need for paper, printing, and delivery

Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.



everonsolutions.com/paperless

Manage Your Account

Update billing information, view past invoices and more
everonsolutions.com/login

Questions?

everonsolutions.com
Email: support@everonsolutions.com
844-5-EVERON

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD

Job# 301331747

Trip Charge

Sub Total

INVOICE AMOUNT DUE

Amount

\$75.00

\$75.00

\$75.00

336 538 484



Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online 24/7 everon.com or everonsolutions.com | Pay by check everon.com or everonsolutions.com | Mail by check everon.com or everonsolutions.com

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 160865000
 Account Number 70180815
 Invoice Date 04/22/2026
 Payment Due Date 05/17/2026
 Amount Due \$75.00

Amount Enclosed \$

Powered by Experience. Driven by Excellence.™

1oz - #10 - 420 - 548

LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472



REMIT PAYMENT TO ► EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000007500 0 160865000 6

Service Work Order**Job # 301331747**

Customer LAKESIDE PLANTATION COMMUNITY **Customer#** 70180815
Site LAKESIDE PLANTATION CDD **Site#** 183336892
CS# VM4 0036
Address 2800 PLANTATION RD

NORTH PORT, FL 34289-

Site Phone 941 423-5500
Requested By LAKESIDE PLANTATION **Phone** 941 242-3550
Service Plan PTSLBR-Covered Parts & Labor
Warranty Status Parts and Labor
System Type HNWHA-Hanwha
Panel Location Axis cameras
Job Request DEFRPR-Commercial Service Call
Commitment 04/22/2026 80:00-12:00

Camera wiring behind NVR needs to be dressed.

Comment

TechTracker: Everon would like to confirm your scheduled service appointment. Date: 4/22/2026 Time: Between 8 AM and 12 PM

TechTracker: Your Everon Service Technician Lorne Young is now on the way to your service appointment and should arrive soon.

job completed. repair some network wires to the nvr and switches test

System Instructions

This is a video verified site. If service call on camera system always contact Video AC&T to verify remote connection to cameras (1-800-633-7611 opt 3 opt 1) Router PA on back

Service Company Instructions**Site Instructions**

This is a video verified site. If service call on camera system always contact Video AC&T to verify remote connection to cameras (1-800-633-7611 opt 3 opt 1)



Governmental Management Services- Tampa, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 53**Invoice Date:** 5/4/2026**Due Date:** 5/4/2026**Project:****P.O. Number:****Bill To:**

Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Management Fees- May 26		4,560.42	4,560.42
Information Tech- May 26		199.50	199.50
Dissemination Agent- May 26		87.50	87.50
Copies		30.60	30.60
UPS- Copies for Board meeting		21.85	21.85
Postage		147.03	147.03
		Total	\$5,046.90
		Payments/Credits	-\$300.00
		Balance Due	\$4,746.90

Check Request

District	Lakeside Plantation CDD	Date	5/14/26
Payable to	Joe Guerzo	Account Number	
Amount Requested	700.00		
Requested By	Harold Myers		
Description of Need	July 4th Annual Celebration. Band for Party.		
Approved By	Harold Myers	Signature	
Received By		Signature	

Joseph Guerzo
613 Rose Apple Circle
Port Charlotte FL
33954

(941) 276-3555





Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

Ship to
Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

330 538 51

Phone Number: (941) 423-5500

Work Order #: 95177

Transaction Date: 5/4/2026

Terms: Net

Invoice #: i77437

Assigned Tech: Noah B.

Item	Description	Price	Amount	Equipment
Notes	<ul style="list-style-type: none"> <input type="checkbox"/> - Type of Visit: Planned Maintenance - Work Performed: Completed maintenance on A/C systems. Checked Amp draws on all motors, inspected evaporator coils, checked Delta T, cleaned primary drain pan, flushed condensate line, tested float switches for proper operation, checked system pressures, checked capacitor for proper tolerance, and checked electrical connections, all systems operational at this time. <input checked="" type="checkbox"/> - Added algae tablets in internal drain pan to eliminate algae buildup. <input checked="" type="checkbox"/> - Sanitized Air-Handler, Evaporator Coil, & Drain Pan. <input checked="" type="checkbox"/> - Filter List: [x8] 16x20x2, [x2] 20x20x1 	\$0.00	\$0.00	
Notes	<ul style="list-style-type: none"> <input type="checkbox"/> - ISSUE(S): - AHU #2 [S# W2G0957944] - SS2 Floatswitch found inoperable. Reason was bad connection. Re-made connection and now Floatswitch shuts off unit should there be a blockage in drain line. - AHU #1 - SS2 Floatswitch found not wired in. 	\$0.00	\$0.00	



Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Item	Description	Price	Amount	Equipment	
Notes	- AHU #1 - A-41 Belt dry rotted & Split. Belt actually tore while cycling power to system. Installed temporary Link belt to get system back online. Need to return to put permanent belt back on. - C/U #1 - Contactor burnt. Submitted quote. []- Further Action Required: Need to Return w/ A-41 Belt quickly and Filters. Excluding York AHU #2 - Had 20x20x1 on truck. As well as contactor for Unit #1, existing contactor worn/burnt. Thank you, -Noah		\$0.00	\$0.00	
PLANNED MAINT	Ran planned maintenance - Service *Full Data Reports can be provided upon additional request*		\$0.00	\$0.00	
20X20X1PL	20X20X1 Pleated Filters	\$17.95	\$17.95	AHU #2	
MISC-007500	Install temporary link belt for AHU #1	\$135.00	\$135.00		

Agreement Savings \$17.00

Subtotal: \$152.95
 Total: \$152.95
 Payments: \$0.00
 Balance Due: \$152.95

Date	Auth #	Method
------	--------	--------

From: Amanda Ferguson aferguson@gms-tampa.com
Subject: Re: Your Invoice is Ready from Symbiont Service
Date: May 12, 2026 at 9:13 AM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Yes, thanks!

On Tue, May 12, 2026 at 9:00 AM Invoices GMS-Tampa <invoices@gms-tampa.com> wrote:
Hi Mandy,

Is this approved to pay?

Best Wishes,
Morgan Grigsby
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Mgrigsby@gms-tampa.com
Invoices GMS-Tampa
invoices@gms-tampa.com

Begin forwarded message:

From: "Symbiont Service Corp." <email.notification@fieldedge.com>
Subject: Your Invoice is Ready from Symbiont Service
Date: May 11, 2026 at 9:39:11 AM EDT
To: lakesideplantationamenitymanager@gms-tampa.com, invoices@gms-tampa.com
Reply-To: accounting@symbiontservice.com

Hello Lakeside Plantation your invoice i77437 is attached to this message and is ready for review. Please contact our office if you have any questions.

For your payment convenience we have a few options:

- If you paid your technician onsite, this email provides as a copy for your records
- Check by mail, 4372 North Access Road, Englewood FL 34224
- Click the link for contactless payment - [Pay your Invoice](#)
- You are welcome to call our office and ask for Accounting Department, Option #4.

This email is not monitored for service requests, if you have a service request please use dispatch@symbiontservice.com or call into our office 941-474-9306.

If you are awaiting a quote, per your technician notes, please contact quote@symbiontservice.com.

We value your business, and thank you for the opportunity to serve you.

Cordially,

Symbiont Service Corp

941-474-9306


[Symbiont Service Corporation](#)

Amanda Ferguson

District Manager
429 10th Avenue West, Suite D
Palmetto, FL 34221

 aferguson@gms-tampa.com

 Office: (813) 344-4844 Ext. 102

 Cell: (727) 229-7446

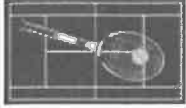
GMS-Tampa has expanded!
Please note our additional office location.

Check Approval Form

Date:	5/22/26
District:	LSP
Company:	31
Beginning Check #:	211
Ending Check #:	211
Total Amt of Checks:	\$16,497.50
Beginning Balance in Account:	\$548,425.88
Less: Due To's (Sub Acct: 20700)	\$0.00
Ending Balance in Account:	\$531,928.38
Approved by:	
Signature:	

AP120W-2 ACCOUNTS PAYABLE CHECK REGISTER AS OF 5/31/2026 PAGE 1
 031 LAKESIDE PLANTATION - CAP RES RUN DATE 5/22/2026 11.18.50
 BANK C: CHECKING ACTIVITIES

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00021	WELCH TENNIS COURTS, INC.	000211	5/22/2026	16,497.50
				16,497.50
	LAKESIDE PLANTATION - CAP RES			----- 16,497.50



Welch Tennis Courts
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Invoice 6733

Application: 2
Period: 05/11/2026
Job Number: 23636

Bill to: LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Job Location: Lakeside Plantation CDD 4HC Res
2800 Plantation Blvd
NORTH PORT FL 34289

	Scheduled Plus Changes	Previous Complete	Current Complete	Total Complete	Balance Contract
Due Upon Acceptance	16,497.50	16,497.50	0.00	16,497.50	0.00
Due Upon Completion	16,497.50	0.00	16,497.50	16,497.50	0.00
Totals:	32,995.00	16,497.50	16,497.50	32,995.00	0.00
			Sales Tax:		0
			Net Due		16,497.50

Description of Work

1. COURT RESURFACING: The Contractor shall resurface four (4) Hydro Courts, each measuring 60 feet by 120 feet. Clean surface to remove visible surface algae and dead material; remove old lines and nails, scarify surface as needed, redistribute excess usable green rock from the low end to the high end, apply one full truck load (22.5 tons) of new Hydroblend material (\pm 5 tons per court) using laser guided grading equipment to help re-establish the original court slope and a more optimal surface depth. Install new herringbone style line tapes secured with 3-inch aluminum nails to USTA specifications. Repaint net posts black and install four (4) new Streamliner tennis nets with center straps, and anchor mates with locking bands. Courts will be rolled to initial firmness. All waste material will be disposed of into contractor provided 20-yard dumpster.

2. CONTRACT PRICE: The Contractor shall resurface the courts specified in this proposal/contract for the following contract price:

Thank you for your business!

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH. THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID FOR IN FULL. THERE WILL BE AN ADDITIONAL 4% PROCESSING FEE FOR ANY INVOICE PAID BY CREDIT CARD.

From: Leah Popelka lpopelka@gms-tampa.com
Subject: Fwd: Welch Final Invoice
Date: May 11, 2026 at 11:08 AM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Best Wishes,

Leah Popelka

Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 112

Begin forwarded message:

From: "Harold Myers(LSP)" <lakesideplantationamenitymanager@gms-tampa.com>
Subject: Welch Final Invoice
Date: May 11, 2026 at 9:22:08 AM EDT
To: Amanda Ferguson <aferguson@gms-tampa.com>, Leah Popelka <lpopelka@gms-tampa.com>

I have attached the final invoice for project approved by the board.

Kind regards,

Harold Myers

Facilities and Amenities Director

Lakeside Plantation CDD

2800 Plantation Boulevard

North Port, FL 34289

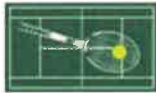
Phone: 941.423.5500

Fax: 941.423.5501

Email: LakesidePlantationAmenityManager@gms-tampa.com

www.lakesideplantationcdd.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.



Welch Tennis Courts
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Invoice 6733

Application: 2
Period: 05/11/2026
Job Number: 23636

From: Amanda Ferguson aferguson@gms-tampa.com
Subject: Re: Lakeside Plantation Comp Inv
Date: May 11, 2026 at 12:52 PM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Yes, it is.

On Mon, May 11, 2026 at 9:09 AM Invoices GMS-Tampa <invoices@gms-tampa.com> wrote:
Hi Mandy,

Is this good to pay?

Best Wishes,
Morgan Grigsby
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Mgrigsby@gms-tampa.com
Invoices GMS-Tampa
invoices@gms-tampa.com

Begin forwarded message:

From: Shawna Lavene <Shawna@fast-dry.com>
Subject: Lakeside Plantation Comp Inv
Date: May 11, 2026 at 9:02:20 AM EDT
To: "LakesidePlantationAmenityManager@gms-tampa.com" <LakesidePlantationAmenityManager@gms-tampa.com>, "invoices@gms-tampa.com" <invoices@gms-tampa.com>
Cc: Joel Black <Joel@fast-dry.com>

Hello,

Please find attached our completion invoice. Let us know if you have any questions or need anything to process this payment.


Thank you
Shawna Lavene
Pre-Construction & Inventory Logistics Manager
Fast-Dry Courts/Welch Tennis Courts
Office (813) 807-5233
Cell (954) 592-0662
shawna@fast-dry.com
www.fast-dry.com

--

Amanda Ferguson
District Manager
429 10th Avenue West, Suite D
Palmetto, FL 34221

 aferguson@gms-tampa.com

 Office: (813) 344-4844 Ext. 102

 Cell: (727) 229-7446

GMS-Tampa has expanded!
Please note our additional office location.



Accounts

Pay My Bill

AutoPay

Bill History

Payment History

External Payments

My Wallet

My Profile

Log out

Bill History > View Bill > 43123-156052



City of North Port Utilities

4970 City Hall Blvd
North Port, FL 34286-4100
Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	04/24/2026	05/15/2026

Total Current Charges	\$268.74
Balance Forward	\$0.00
Total Amount Due	\$268.74



LAKESIDE PLANTATION COMM DEV
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

000043123000156052000000268743

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2800 PLANTATION BLVD

*** E CYC BILL-AUTO PAY ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	04/24/2026	05/15/2026

Last Bill Amount	\$237.58
Payments	-\$237.58
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL
Last payment amount/date: \$237.58 04/17/2026

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
03/18/2026 - 04/17/2026	30.0	15464397	1.0000	TGAL	83.00	77.00	6.00
Previous year Usage						04/25	3.00

Service	Consumption	Charge	Total
WA Base facility chg		\$70.48	
WA Usage block 1	6.00	\$38.76	
TOTAL WATER			\$109.24
SE Base facility chg		\$104.78	
SE Consumption	6.00	\$54.72	
TOTAL SEWER			\$159.50

Total Current Charges	\$268.74
Balance Forward	\$0.00
Total Amount Due	\$268.74

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[SMS Text Communication Terms and](#)

[Privacy](#)

Last login was on
May 13, 2026, 4:03:08 PM

Back

Print

DEBIT CARD RECONCILIATION

Apr-26

Amount	Vendor	GL Code
\$ 49.99	Amazon	001.330.53800.48000
\$ 498.00	Symbiont Service	001.330.53800.48102
\$ 104.49	Amazon	001.330.53800.48000
\$ 8.99	Amazon	001.330.53800.48101
\$ 17.12	Dollar Tree	001.330.53800.48101
\$ 124.78	Sams Club	001.330.53800.48101
\$ 26.91	Publix	001.330.53800.48000
\$ 85.19	Sams Club	001.330.53800.48000
\$ 42.54	Aldi	001.330.53800.48000
\$ 29.50	Wal-mart	001.330.53800.48000
\$ 108.25	Culligan Water	001.330.53800.48101
\$ 179.00	Amazon	001.320.53800.49000
\$ 400.00	Viking Electric	001.320.53800.43200
\$ 27.92	Amazon	001.330.53800.48000
\$ 299.00	Mindbody	001.330.53800.48100
\$ 99.00	Constant Contact	001.330.53800.48100
\$ 459.93	Fromuth Tennis	001.330.53800.52000
\$ 524.95	Active Sports	001.330.53800.52000
\$ 27.88	Wal-mart	001.330.53800.52100
\$ 48.95	Amazon	001.330.53800.48000
\$ 125.49	Amazon	001.330.53800.48101
\$ 38.98	Amazon	001.330.53800.48000
\$ 84.18	Amazon	001.330.53800.48000
\$ 29.69	Amazon	001.330.53800.48101
\$ 47.45	Amazon	001.330.53800.52000
\$ 16.90	Amazon	001.330.53800.48101
\$ 14.67	Spotify	001.330.53800.48100
\$ 312.45	Sams Club	001.330.53800.48000
\$ 29.52	Aldi	001.330.53800.48000
\$ (14.99)	Amazon	001.330.53800.48000
\$ (102.98)	Amazon	001.330.53800.48000
\$ 3,743.75		

Chili cook off

April



19150 QUESADA AVE
PORT CHARLOTTE, FL
Club Mgr. Ronald Scott

Club:223 Reg:9 Trans:5791
Cashier:568243 04/16/26 07:09pm

*** MEMBERSHIP ID. *****4722 ***
*** MEMBERSHIP EXPIRES ON 08/26 ***

LAKESIDE PLANTATION COMMUNITY
4530 EAGLE FALLS PL
TAMPA, FL 33619
E 0858012611342 FL 06/30/29
88867007322 WFORGANICEVO
**** SUBTOTAL 17.99 N
**** TOTAL 17.99

*****5886 ENTRY: H
Purchase 00 APPROVED
AUTH 216405
TERMINAL NUMBER 7807302239
04/16/26 07:10pm 223 9 5791 568243
US DEBIT
AID: A0000000980840

Visa CHANGE 17.99
TOTAL ITEMS= 1 0.00

As a BJ's Member I JUST SAVED: \$3.60
BJ's Member Savings 3.60
Coupons Redeemed 0.00
Rewards Redeemed 0.00
Current BJ's Gas Savings
FuelSaver earned thru 04/15/26 0.00/gal
FuelSaver earned in this trx: 0.00/gal
Visit BJs.com/Gas for more details

TAX EXEMPT CERTIFICATE
WILL EXPIRE IN 1171 DAYS

SAVE TIME ON YOUR NEXT SHOP
Skip the checkout line with ExpressPay
Scan items, clip coupons & pay
with the BJ's app.



MEMBER COPY



0416223095791

330-53800-48000
activities

Chili cook off

156

April 26
April



19150 QUESADA AVE
PORT CHARLOTTE, FL
Club Mgr. Ronald Scott

Club:223 Reg:9 Trans:5790
Cashier:568243 04/16/26 07:07pm

*** MEMBERSHIP ID. *****4722 ***
*** MEMBERSHIP EXPIRES ON 08/26 ***

LAKESIDE PLANTATION COMMUNITY
4530 EAGLE FALLS PL
TAMPA, FL 33619
E 0858012611342 FL 06/30/29
ACCEPT ORGANIZATION FUNDS ONLY
88867002623 CORN BREAD 17.97 E
3 @ 5.99
7342020814 SOUR CREAM 9.98 E
2 @ 4.99
7790030667 JD SAUSAGE 8.99 E
68896200810 GRNONTON 10Z 5.97 E
3 @ 1.99
88867001324 WF Y ONION3# 2.29 E
88867019110 WF GRNPEPPRS 3.79 E
88867005327 W- MXDPEPPRS 4.49 E
88867001303 SHRED CHEESE 7.99 E
88867020425 BJ 200Z BOWL 13.99 E
4133106040 GDY RD KD BN 8.99 E
20999200000 GB 80 26.61 E
**** SUBTOTAL 111.06
**** TOTAL 111.06

*****0709 ENTRY: H
Purchase 00 APPROVED
AUTH 027126
TERMINAL NUMBER 7807302239
04/16/26 07:09pm 223 9 5790 568243
US DEBIT
AID: A0000000980840

Visa CHANGE 111.06
TOTAL ITEMS= 16 0.00

As a BJ's Member I JUST SAVED: \$22.21
BJ's Member Savings 22.21
Coupons Redeemed 0.00
Rewards Redeemed 0.00
Current BJ's Gas Savings
FuelSaver earned thru 04/15/26 0.00/gal
FuelSaver earned in this trx: 0.00/gal
Visit BJs.com/Gas for more details

TAX EXEMPT CERTIFICATE
WILL EXPIRE IN 1171 DAYS

SAVE TIME ON YOUR NEXT SHOP
Skip the checkout line with ExpressPay
Scan items, clip coupons & pay
with the BJ's app.



MEMBER COPY



0416223095791

330-53800-48000
activities



Give us feedback @ survey.walmart.com
Thank you! ID #:7WRKZN2F3QKX

Walmart *

Neighborhood Market
941-249-6124 Mgr: CRAIG
2150 TAMiami TRAIL
PORT CHARLOTTE FL 33948
ST# 06937 OP# 000656 TE# 04 TR# 05145
ITEMS SOLD 26
TC# 6486 9835 5632 4674 8401

*Chili
BNS
April
26*



GV OYSTER C	007874208549	F	1.47	N
GV OYSTER C	007874208549	F	1.47	N
GV OYSTER C	007874208549	F	1.47	N
GV OYSTER C	007874208549	F	1.47	N
GV OYSTER C	007874208549	F	1.47	N
GV OYSTER C	007874208549	F	1.47	N
GV UN SALTN	007874235209	F	1.88	N
GV SALTINE	007874235141	F	1.88	N
GV 40PK	007874227909	F	5.47	N
ROTEL MILD	006414464147	F	2.72	N
GV CHILI BNS	007874206201	F	0.92	N
GV TOMATO	007874225394	F	2.96	N
GV ITAL TOM	007874224589	F	1.62	N
TOMATO SAUCE	007090050150	F	1.92	N
GV TOMATO	007874225394	F	2.96	N
GV ORG CORN	007874213154	F	1.77	N
ROTEL CHILI	006414428145	F	1.38	N
ROTEL CHILI	006414428145	F	1.38	N
GV ORG CORN	007874213154	F	1.77	N
GV ITAL TOM	007874224589	F	1.62	N
CHILI PWDR	007874225460	F	1.08	N
ROTEL CHILI	006414428145	F	1.38	N
GV 28OZ TOM	007874222814	F	1.62	N
GV ITAL TOM	007874224589	F	1.62	N
GV TOMATO	007874225394	F	2.96	N
GV CHILI BNS	007874206201	F	0.92	N
			48.65	
SUBTOTAL			48.65	
TOTAL			48.65	
VISA TEND			48.65	

US DEBIT
APPROVAL # 615865
REF # UEMXK7606163
TRANS ID - 306106849604272
VALIDATION - VSTG
PAYMENT SERVICE - E
RID A0000000980840
ARC 3CADA28EE322805
TERMINAL # 65155208
*NO SIGNATURE REQUIRED

04/16/26 19:36:03
CHANGE DUE 0.00

CUSTOMER COPY
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from this store
with Walmart+

Scan for 30-day free trial.

Low Prices You Can Trust. Every Day.
04/16/26 19:36:04

330-53800-48000
Clubhouse Activities



Cinco de Mayo.

Apr 30, 2026

Order 800000032628210



*330-53800-48000
 Clubhouse Activities.*

Delivery from club items(13)

Daisy Brand Pure and Natural Sour Cream, 14 oz., 2 pk.	Qty 1	\$4.97
La Banderita 9" Homestyle Soft Taco Flour Tortillas, 24 ct.	Qty 1	\$3.67
On The Border Cafe Tortilla Chips, 23.5 oz.	Qty 2	\$7.96
Lindsay Large Pitted Olives, 6 oz., 6 pk.	Qty 1	\$11.48
Member's Mark Homestyle Guacamole, 36 oz.	Qty 1	\$6.36
Bush's Black Beans 15 oz., 6 pk.	Qty 1	\$6.24
Pace Chunky Salsa, Medium, 38 oz., 2 ct.	Qty 1	\$6.48
Iceberg Lettuce, 2 heads	Qty 2	\$5.92
Cocktail Tomatoes On The Vine, 2 lbs.	Qty 2	\$11.94
Member's Mark Boneless and Skinless Chicken Breast, priced per pound	Qty 1	\$12.53

Subtotal		\$84.55
Promotion		-\$7.00
Tax		\$0.00
Total		\$77.55
Driver tip		\$7.64

VISA Ending in 0709

\$85.19

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



Apr 30, 2026

Order 800000032628210



*Cinco De Mayo
 330-53860-48000
 clubhouse activities*

Delivery from club items(13)

Iceberg Lettuce, 2 heads	Qty 2	\$5.92
Cocktail Tomatoes On The Vine, 2 lbs.	Qty 2	\$11.94
Daisy Brand Pure and Natural Sour Cream, 14 oz., 2 pk.	Qty 1	\$4.97
Member's Mark Boneless and Skinless Chicken Breast, priced per pound	Qty 1	\$11.39
La Banderita 9" Homestyle Soft Taco Flour Tortillas, 24 ct.	Qty 1	\$3.67
On The Border Cafe Tortilla Chips, 23.5 oz.	Qty 2	\$7.96
Lindsay Large Pitted Olives, 6 oz., 6 pk.	Qty 1	\$11.48
Member's Mark Homestyle Guacamole, 36 oz.	Qty 1	\$6.36
Bush's Black Beans 15 oz., 6 pk.	Qty 1	\$6.24
Pace Chunky Salsa, Medium, 38 oz., 2 ct.	Qty 1	\$6.48

Subtotal		\$83.41
Promotion		-\$7.00
Tax		\$0.00
Total		\$76.41
Driver tip		\$7.64

 Ending in 0709

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



330-53800-48000
Clubhouse activities
Cinco de Mayo

Details for Order #114-1398066-7354644

Order Placed: April 30, 2026

Amazon.com order number: 114-1398066-7354644

Order Total: \$8.99

Not Yet Shipped	
Items Ordered	Price
1 of: <i>Cinco de Mayo Banner, Large Fabric Mexican Backdrop Decorations, Sign Photo Booth Backdrop Background for Party Supplies</i> , 78" x 43" Sold by and invoiced on behalf of: YinHe USDirect (seller profile) Condition: New	\$8.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$8.99
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Shipping & Handling: \$0.00 ----- Total before tax: \$8.99 Estimated Tax: \$0.00 ----- Grand Total: \$8.99

To view the status of your order, return to [Order Summary](#).



Final Details for Order #114-7494210-9739427

Order Placed: **April 30, 2026**

Amazon.com order number: 114-7494210-9739427

Order Total: **\$104.49**

Shipped on April 30, 2026	
Items Ordered 1 Of: <i>CMY Metal Storage Cabinet with Two Drawers, 36" H Steel Cabinets with Adjustable Shelf, Locking Storage Cabinet for Office, Garage, Home-White</i> Sold by and invoiced on behalf of: wanfu steel cabinet (seller profile) Business Price Condition: New	Price \$104.49 <i>330-53800-48800</i> <i>Clubhouse furniture</i> <i>Metal cabinet for card room</i>
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$104.49 Shipping & Handling: \$0.00 ----- Total before tax: \$104.49 Sales Tax: \$0.00 ----- Total for This Shipment: \$104.49 -----
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$104.49 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$104.49 Estimated Tax: \$0.00 ----- Grand Total: \$104.49 -----
Credit Card transactions	Visa ending in 0709: April 30, 2026 \$104.49

To view the status of your order, return to [Order Summary](#).



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>



Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

Ship to
Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 95176

Transaction Date: 4/30/2026

Terms: Net

Credit Card

Invoice #: i77297

Assigned Tech:

Item	Description	Price	Amount	Equipment
000027	PM2 Air Conditioning Agreement - 1st Unit	\$252.00	\$252.00	
000028	PM2 AC AS Agreement Additional Units	\$246.00	\$246.00	
PM-Quote-2	SA-Payment of this invoice will activate your planned maintenance agreement for two (2) visits per year. The contract is valid for the term of 1 year with discounts on parts and labor throughout that year. *Additional Service Calls not included during the term of this year if unrelated to maintenance contract. *Filters are not included in contract pricing. *Agreement is activated upon payment received and automatically renewed by payment of invoice each year.	\$0.00	\$0.00	

Maintenance schedule for air conditioning starting May 1, 2026
330 - 53800 - 48100
Clubhouse - Licenses/fees.

PAID

Subtotal: \$498.00
Total: \$498.00
Payments: \$498.00
Balance Due: \$0.00

Date	Auth #	Method
4/30/2026	077446	Visa



PUBLIX

The Shoppes at Price Crossing
1251 South Toledo Blade Blvd.
North Port, FL 34288
Store Manager: Austin
941-240-5023

Cinco de Mayo

330-53800-4800

Clubhouse activities

PUB R/NS TRT CHIPS	2.99	F
GO SPAN YELLOW RCE	2.39	F
GO SPAN YELLOW RCE	2.39	F
GOYA CHICK/MEX RCE	2.49	F
GOYA CHICK/MEX RCE	2.49	F
O/ELPASO TACO SHEL	3.99	F
O/ELPASO TACO SHEL	3.99	F
Promotion	-3.99	F
PBX BNLS BREAST	10.17	F
You Saved	6.80	

Order Total	26.91
Sales Tax	0.00
Grand Total	26.91
Credit	
Payment	26.91
Change	0.00

Savings Summary

Special Price Savings	10.79

Your Savings at Publix	*
10.79	*

Receipt ID: 1180 51R 710 112

PRESTO!
Trace #: 711817
Reference #: 1537398556
Acct #: XXXXXXXXXXXXX0709
Purchase VISA
Amount: \$26.91
Auth #: 058358

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

05/01/2026 13:31 S1180 R171 0112 C0771

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.





Clubhouse Activities
330-53800-48000

Cinco de Mayo

ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

345315	DeliStyle Guacamol	4.29 FA
382256	Diced Green Chiles	2.55 FA
3 x	0.85	
382850	85/15 Ground Beef	14.80 FA
356396	Iceberg Lettuce	2.25 FA
382865	Taco Shells	2.98 FA
2 x	1.49	
356537	Cilantro	0.89 FA
382479	Mexican Shred Chz	2.79 FA
678486	Tomato on Vine LRW	3.65 FA
(G) 1.94lb -	(T) 0.01lb	
(N) 1.93 lb x	1.89/lb	
365318	Cinnamon Churros	8.34 FA
6 x	1.39	

SUBTOTAL 42.54
 A:Taxable @0.00% 0.00
 AMOUNT DUE 42.54
TOTAL 42.54
 17 ITEMS
 Debit Card \$ 42.54

*2426 FF54/009/805 05/03/26 11:38AM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

42.54
 Debit
 *****0709 PIN
 05/03/26 11:38 Ref/Seq # 582226
 Trace # 582226
 Auth # 419452
 AID A0000000980840
 TVR 0000000000
 IAD 06011203A00000
 TSI 0000 ARC 000 EntryMode 07
 ++APPROVED++



Cinco D. MARG

Give us feedback @ survey.walmart.com
Thank you! ID #: 7WRW4P2J5WLW



MAY 5 26

Neighborhood Market
941-240-3079 Mgr. AMY
1100 S MAIN ST
NORTH PORT FL 34287

ST# 07221 OP# 009009 TE# 09 TR# 00125

ITEMS SOLD 5

TC# 0269 6668 8778 1760 9396



OEP GRN VRD	046000143450	F	2.93	N
NACHO MILD	041565285130	F	1.82	N
MED T C SAL	041565141640	F	7.93	N
JC MARG	1.75 811538011180	F	7.86	T
JC MARG	1.75 811538011180	F	7.86	T

	SUBTOTAL	28.40
TAX1	7.0000 %	1.10
	TOTAL	29.50
	VISA TEND	29.50
	CHANGE DUE	0.00

US DEBIT- 0709 I O APPR#012036
 29.50 TOTAL PURCHASE
 REF # UFTJOD365415
 TRANS ID - 586124505504321
 VALIDATION - FSZC
 PAYMENT SERVICE - E
 AID A0000000980840
 TERMINAL # 52410664
 *No Signature Required
 05/04/26 10:02:29



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05/04/26 10:02:39

*330-53800-48000
activities*



Order Summary

Subscription charged on **May 5, 2026** Order # D01-0207292-4973058

Recipient	Payment method	Order Summary	
Lakeside Plantation Community	Visa ending in 0709	Item(s) Subtotal:	\$179.00
		Total Before Tax:	\$179.00
		Tax Collected:	\$0.00
		Total for this Order:	\$179.00



Business Prime Annual Membership Fee - Essentials
 Sold by: Amazon US
 \$179.00

330-53800-48100
Licenses / Fees

[Back to top](#)



English

United States



168

*credit card
pd.*



*320-53800-43200
Electric/pool*

Payment receipt

You paid \$400.00

to Viking Electric on **5/6/2026**

Invoice no.

*Electrical Box
And timer for
Hot Tub*

1783

Invoice amount

\$400.00

Total

\$400.00

Status

Paid

Payment method

Credit Card

Authorization ID

10A47ZVU816C

Thank you



Viking Electric

+12393008318

vikingelectricswfl@gmail.com

11339 Third Ave, Punta Gorda, FL 33955

No additional transfer fees or taxes apply.

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Active Sports
 295 Gold Rush Rd
 Lexington, KY 40503
 (859) 260-1831
 sales@active-sports.com

BILL TO:

Lakeside Plantation CDD
 4530 Eagle Falls Place
 Tampa, FL 33619

SHIP TO:

Lakeside Plantation CDD
 2800 Plantation Boulevard
 North Port FL 34289
 9414235500

Invoice No: **04361**
 Status: **Paid**
 Invoice Date: **5/08/2026**
 Due Date: **5/08/2026**
 Total Card: **\$545.95**
 Total ACH: **\$524.95**

Product/Service	Quantity	Unit Price CARD / ACH	Total CARD / ACH
-----------------	----------	--------------------------	---------------------

G-GROOMING EQUIPMENT:GLMDB Mahogany Drag Broom	1.00	\$519.95 / \$499.95	\$519.95 / \$499.95
Shipping UPS Ground	1.00	\$26.00 / \$25.00	\$26.00 / \$25.00

*Drag broom -
 ordered per Welch
 Supervisor for newly
 resurfaced courts.*

	Card	ACH
Subtotal:	\$545.95	\$524.95
Tax:	\$0.00	\$0.00
Invoice Amount:	<u>\$545.95</u>	\$524.95
Previous Payment(s):	\$524.95	
Amount Due (USD)	\$0.00	\$0.00

*credit card
 330-53800-52000
 Tennis Courts Maint.*



Thank you for your order!

We're getting your order ready to be shipped. We will notify you when it has been sent.

[View your order](#)

[Download to track with shop](#)

or [Visit our store](#)

*Credit Card
Tennis Courts*

Order summary



Mahogany Drag Broom x 1

\$499.95

Subtotal

\$499.95

Shipping

\$25.00

Taxes

\$0.00

Total

\$524.95 USD



171



Mahogany Clay Tennis Court Drag Broom

This classy looking drag brush uses natural fiber bristles to groom the court. It's 7' wide with 7" natural bristles and has a green enameled steel tube handle.

Active Sports ⓘ

\$499⁹⁵

Visit site

Trends suggest this price could drop ▾

- Price is \$80.95 above last year's low, suggesting potential savings if discounts return soon

[Track price on Active Sports](#)

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Description

amazon.com

Paid on May 9/26

Details for Order #113-2270079-1617068

Order Placed: May 6, 2026

Amazon.com order number: 113-2270079-1617068

Order Total: \$27.92

Not Yet Shipped

Items Ordered	Price
1 of: Universal Descaling Solution for Keurig, Nespresso, Breville, DeLonghi & Ninja (4 Uses) - Professional Coffee Descaler & Cleaner - Removes Limescale to Restore Flow & Temp - Odorless & Residue-Free Sold by and invoiced on behalf of: Angelino's Coffee (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Condition: New	\$11.79

330-53800-48101
Clubhouse General Supplies

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Not Yet Shipped

Items Ordered	Price
1 of: Lumino - Cordless Light Filtering Mini Blinds for Indoor Windows - 24" W x 64" L - White, 1" Vinyl Slats, Smooth Lift Operation, Horizontal Window Blinds for Home Sold by and invoiced on behalf of: Lumino. (seller profile) Seller Credentials: 889 Certification , Classified Small Business - SBA Standard Business Price Condition: New	\$16.13

330-53800-48806
clubhouse furniture.

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Item(s) Subtotal:	\$16.13
Shipping & Handling:	\$0.00

Total before tax:	\$16.13
Sales Tax:	\$0.00

Total for This Shipment:	\$16.13

Payment information

Payment Method:

Visa | Last digits: 0709

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Item(s) Subtotal:	\$27.92
Shipping & Handling:	\$0.00

Total before tax:	\$27.92
Estimated Tax:	\$0.00

173 330-53800-52100.

Tennis courts program S



Thanks Pealdesten

Give us feedback @ survey.walmart.com
Thank you! ID #: 7MRX0T7T3R3



WM Supercenter
941-625-2399 Mgr. SCOTT
19100 MURDOCK CIR
PORT CHARLOTTE FL 33948
ST# 00721 OP# 009050 TE# 50 TR# 03021

ITEMS SOLD 4
TC# 2002 0014 2152 9808 4477



12	CT	OFFICE	200042000000	F	6.97	N
12	CT	OFFICE	200042000000	F	6.97	N
12	CT	OFFICE	200042000000	F	6.97	N
12	CT	OFFICE	200042000000	F	6.97	N

SUBTOTAL	27.88
TOTAL	27.88
VISA TEND	27.88
CHANGE DUE	0.00

US DEBIT - 0709 I 0 APPR#033883
 27.88 TOTAL PURCHASE
 REF # UG883W686251
 TRANS ID - 586132450625442
 VALIDATION - ZK9T
 PAYMENT SERVICE - E
 AID A0000000980840
 TERMINAL # 22298490
 *No Signature Required
 05/12/26 08:31:01



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05/12/26 08:31:07



Final Details for Order #112-2366088-0467407

Order Placed: **May 12, 2026**

Amazon.com order number: 112-2366088-0467407

Order Total: \$48.95

Shipped on May 12, 2026	
Items Ordered 1 of: <i>DBR Tech® Garden Hose Shut Off Valve 3/4" Brass Full Flow & Heavy Duty 2026 Edition</i> Sold by and invoiced on behalf of: DBR-Tech TM USA (seller profile) Seller Credentials: 889 Certification Business Price Condition: New	Price \$13.43 <i>330-53800-48102</i> <i>Clubhouse Maint.</i>
2 of: <i>5x8 American Flag Outdoor Heavy Duty, 5 by 8 American Flag, US Flag, 5' x 8' America Flag, America Flags For Outside 5x8, Embroidered USA Flags 5x 8, Long Lasting 5 by 8 Best High Wind all Weather US Flags</i> Sold by and invoiced on behalf of: FITEAN (seller profile) Condition: New	\$17.76 <i>330-53800-48101</i> <i>Clubhouse General Supplies</i>
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$48.95 Shipping & Handling: \$0.00 ----- Total before tax: \$48.95 Sales Tax: \$0.00 ----- Total for This Shipment: \$48.95 -----
Shipping Speed: Delivery in fewer trips to your address	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$48.95 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$48.95 Estimated Tax: \$0.00 ----- Grand Total: \$48.95
Credit Card transactions	Visa ending in 0709: May 12, 2026: \$48.95

To view the status of your order, return to [Order Summary](#).



amazon.com

Paid on May 13/26 Details for Order #113-9033923-4059427

Order Placed: May 11, 2026
Amazon.com order number: 113-9033923-4059427
Order Total: \$125.49

Credit Card

Not Yet Shipped	
Items Ordered 1 Of: Tripp Lite 350VA Mini UPS Battery Backup Surge Protector, 6 Outlets, Uninterruptible Power Supply, Small UPS for Home & mp; Office, TV & Computer UPS, 3-Year Warranty & \$100,000 Insurance (BC350) Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	Price \$66.99 330-53800-48400 clubhouse security Battery for blower
1 Of: DTK Replacement for EGO 56V Battery 5.2Ah BA2800 BA4200 BA1400, Compatible with All 56 Volt CS1604 CS1804 CS1403 HT2400 LB6504 LB5804 LB6500 LB4800 HTA2000 PH1400 Sold by and invoiced on behalf of: D T K (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Condition: New	Price \$58.50 Surge protector for Camera system per Fuerson Specialist.
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	330-53800-48100 General Supplies
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$125.49 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$125.49 Estimated Tax: \$0.00
	Grand Total: \$125.49

To view the status of your order, return to [Order Summary](#).



May 15, 2026

Order 10422268689



Shipping items(7)

*330-53800-18000
 Clubhouse Activities*

HAROLD MYERS
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Hellmann's Real Mayonnaise, 25 fl. oz., 3 pk.	<i>July 4th</i>	Qty 1	\$11.88
Heinz Original Tomato Ketchup, 44 oz., 3 pk.	<i>July 4th</i>	Qty 1	\$10.98
Bush's Original Baked Beans 117 oz.	<i>July 4th</i>	Qty 4	\$34.32
2XL Professional Gym Wipes, Unscented (700 wipes/pk., 4 pk.)	<i>Fitness Room</i>	Qty 1	\$110.56

Delivery from club items(5)

Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct.	<i>July 4th</i>	Qty 2	\$91.94
Member's Mark Beef Hot Dogs, 2 oz., 24 ct.	<i>July 4th</i>	Qty 3	\$32.58

Subtotal		\$295.26
Delivery fee		Free
Shipping		Free
Sales tax		\$7.74
Total		\$312.45
Driver tip		\$12.45
VISA *0709		\$312.45

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



amazon.com

Paid on May 17/26

Details for Order #112-8592305-2183440

Order Placed: May 14, 2026

Amazon.com order number: 112-8592305-2183440

Order Total: \$84.18

Not Yet Shipped

Items Ordered

Price

1 of: Red White and Blue Latex Balloons 100 Pack for 4th of July Decorations Independence Day Patriotic Anniversary Graduation Birthday Wedding Nautical Party Supplies

\$6.79

Sold by and invoiced on behalf of: ASIYUHY-US ([seller profile](#))

Condition: New

July 4th PARTY

1 of: 60-Cans Large Rolling Cooler Bag, Leakproof Insulated Soft Cooler Bag Ice Chest with Wheels Portable Wheeled Cooler, Col

\$39.44

lapsible Insulated Cooler Bag for Beach Camping Patio Travel Outdoor

Sold by and invoiced on behalf of: AotoParts ([seller profile](#))

Condition: New

Price for July 4th PARTY

4 of: HHZZMIAO Cotton Polyester Broadcloth Fabric 57" Wide by The Yard Soft, Lightweight & Breathable Material for Sewing, Lining, Curtains, Bedding & DIY Projects (Red, 1 Yard)

\$6.99

Sold by and invoiced on behalf of: HHZZMIAO ([seller profile](#))

Condition: New

Bulletin Board Background

1 of: Kisston 360 Pcs Star Cutouts Paper 3.9 Inch Red White and Blue Patriotic Paper Independence Day Die Cuts for 4th of July

\$9.99

Bulletin Board Decor Classroom Party Decor DIY Craft

Sold by and invoiced on behalf of: Kurasy ([seller profile](#))

Condition: New

July 4th PARTY

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

330-53800-48000
Clubhouse Activities

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$84.18

Shipping & Handling: \$0.00

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Total before tax: \$84.18

Estimated Tax: \$0.00

Grand Total: \$84.18

To view the status of your order, return to [Order Summary](#).

amazon.com

Paid on May 17/26

Details for Order #114-0303045-9737076

Order Placed: May 14, 2026

Amazon.com order number: 114-0303045-9737076

Order Total: \$38.98

4th of July
tablecloths

Not Yet Shipped

Items Ordered

	Price
1 of: Vyntra 12 Pack Red White Blue Plastic Tablecloths, 54 x 108 Inch Rectangular Disposable Table Covers for Patriotic Party, 4th of July, Memorial Day, BBQ, Picnic & Holiday Events Sold by and invoiced on behalf of: TIEBO (seller profile) Business Price Condition: New	\$17.99
1 of: MASHAN 12 Pack 4th of July Plastic Tablecloth, Red White and Blue Patriotic Disposable Tablecloth, Round Table Cover for Independence Day Memorial Day Veterans Day 250 Anniversary Decorations, 84 Inch Sold by and invoiced on behalf of: Rafaella Online (seller profile) Condition: New	\$20.99

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 0709

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Item(s) Subtotal:	\$38.98
Shipping & Handling:	\$0.00

Total before tax:	\$38.98
Estimated Tax:	\$0.00

Grand Total:	\$38.98

To view the status of your order, return to [Order Summary](#).

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330-53800-48000
clubhouse activities.



amazon.com

Paid on May 17/26

Details for Order #112-1327828-1048207

Order Placed: May 15, 2026

Amazon.com order number: 112-1327828-1048207

Order Total: \$47.45

Not Yet Shipped

Items Ordered

Price

\$9.49

5 of: 12 Inch Zip Ties Double Sided Toothed, 100 LBS Tensile Strength Heavy Duty Cable Wire Ties With Self-Locking Adjustable

M

More Durable Nylon Tie Wraps for Indoor Outdoor 100 Pack

Sold by and invoiced on behalf of: JIANYANG-US ([seller profile](#))

Condition: New

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$47.45

Shipping & Handling: \$0.00

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Total before tax: \$47.45

Estimated Tax: \$0.00

Grand Total: **\$47.45**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

For wind screen summer
Roll up.
330-53800-52000
Tennis courts maint.



amazon.com

Paid on May 17/26

Details for Order #112-9328352-9542635

Order Placed: May 15, 2026

Amazon.com order number: 112-9328352-9542635

Order Total: \$29.69

Not Yet Shipped

Items Ordered

1 of: KYODOLED Fireproof Document Box with Key Lock, Small Lock Boxes for Personal Items, Fire and Water Resistance, Fireproof Safe Box for Documents, Jewelry, Passport, Cash, 12.6" x 8.3" x 4.3" Black
Sold by and invoiced on behalf of: KYODOLED [\(seller profile\)](#)
Condition: New

Price
\$29.69

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 0709

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Item(s) Subtotal: \$29.69
Shipping & Handling: \$0.00

Total before tax: \$29.69
Estimated Tax: \$0.00

Grand Total: \$29.69

To view the status of your order, return to [Order Summary](#).

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*330-53800-43101
Clubhouse General Supplies
Firebox per
Fire Dept
INSpection
Frank PAINT Red
* Could not find Aced one*



Details for Order #112-8410612-4106665

Order Placed: **May 18, 2026**

Amazon.com order number: 112-8410612-4106665

Order Total: \$16.90

Not Yet Shipped	
<p>Items Ordered</p> <p>1 of: PURELL Foodservice Surface Sanitizer Refill, 1 Gallon (4341-04)</p> <p>Sold by and invoiced on behalf of: Fast and Precise by Staples (seller profile)</p> <p>Seller Credentials: 889 Certification</p> <p>Business Price</p> <p>Condition: New</p>	<p><i>Sanitizer Kitchen</i></p> <p><i>Karen</i></p> <p><i>Clubhouse General Supplies</i></p> <p><i>330-53800-48101</i></p> <p>Price \$16.90</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: Two-Day Shipping</p>	
Payment information	
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$16.90</p> <p>Shipping & Handling: \$0.00</p> <p>-----</p> <p>Total before tax: \$16.90</p> <p>Estimated Tax: \$0.00</p> <p>-----</p> <p>Grand Total: \$16.90</p>

To view the status of your order, return to [Order Summary](#).



ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

382798	Mini Muffins	6.58	FA
2 x	3.29		
576721	6ct Everyday Donuts	9.98	FA
2 x	4.99		
381603	Cinnamon Rolls	7.38	FA
2 x	3.69		
443745	Donut Holes	5.58	FA
2 x	2.79		

SUBTOTAL	29.52
A:Taxable @0.00%	0.00
AMOUNT DUE	29.52
TOTAL	29.52
8 ITEMS	
Debit Card	\$ 29.52

*6978 FF54/010/806 05/26/26 01:15PM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

Debit 29.52
*****0709 PIN
05/26/26 13:15 Ref/Seq # 731001
Trace # 731001
Auth # 204853
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++

*330-53800-48000
Activities*

*5/26/26
Donuts
+
Coffee*

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
May 31, 2026



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2-3	<u>General Fund</u>
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5	<u>Capital Reserve Check Register</u>
6	<u>Debt Service Series 1999</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Utility Schedule and Comparisons</u>

Lakeside Plantation
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 26,577	\$ -	\$ -	\$ 26,577
Debit Card Account	5,118	-	-	5,118
Money Market Account	425,286	-	-	425,286
Capital Reserve Account	-	531,910	-	531,910
Due from General Fund	-	-	46,786	46,786
Due from Capital Reserve	11,304	-	-	11,304
Due from Other	-	-	-	-
Prepaid Expenses	-	-	-	-
Deposits	14,736	-	-	14,736
Investments:				
State Board of Administration Series 1999	52,612	271,232	-	323,844
Reserve	-	-	89,191	89,191
Revenue	-	-	181,101	181,101
Prepayment	-	-	27	27
Total Assets	\$ 535,632	\$ 803,142	\$ 317,105	\$ 1,655,880
Liabilities:				
Accounts Payable	\$ 3,026	\$ -	\$ -	\$ 3,026
Accrued Expenses	200	-	-	200
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	11,196	-	-	11,196
Total Liabilities	\$ 14,422	\$ 11,304	\$ -	\$ 25,725
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	317,105	317,105
Assigned for:				
Capital Reserves	-	791,839	-	791,839
Unassigned	506,474	-	-	506,474
Total Fund Balances	\$ 521,211	\$ 791,839	\$ 317,105	\$ 1,630,155
Total Liabilities & Fund Balance	\$ 535,632	\$ 803,142	\$ 317,105	\$ 1,655,880

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,199,840	\$ 1,101,613	\$ (98,227)
Tennis Club	25,000	16,667	18,562	1,895
Activities	10,000	6,667	11,598	4,931
Clubhouse Rentals	15,000	10,000	10,034	34
Miscellaneous	1,500	1,000	2,887	1,887
Interest Earnings	5,000	3,333	1,273	(2,061)
Total Revenues	\$ 1,256,340	\$ 1,237,507	\$ 1,145,966	\$ (91,540)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 6,667	\$ 6,000	\$ 667
District Manager	54,725	36,483	36,483	(0)
District Counsel	24,000	16,000	20,076	(4,076)
District Engineer	10,000	6,667	1,310	5,357
Amortization Schedules	-	-	100	(100)
Disclosure Report	1,050	700	700	-
Assessment Roll	2,500	1,667	-	1,667
Trustee Fees	4,728	4,728	4,771	(43)
Audit Fees	4,300	2,867	4,300	(1,433)
Postage, Phone, Faxes, Copies	3,200	2,133	1,319	815
General Liability Insurance	8,930	8,930	7,879	1,051
Legal Advertising	700	467	1,418	(951)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	2,000	1,473	527
Property Insurance	46,598	46,598	35,233	11,365
Information Technology	1,460	973	1,397	(423)
Website Administration	934	623	235	388
Website Hosting	1,800	1,200	1,599	(399)
Total General & Administrative	\$ 178,100	\$ 138,877	\$ 124,467	\$ 14,410
Operations & Maintenance				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 6,500	\$ 6,500	\$ 10,542	\$ (4,042)
Street Light/Decorative Light	1,000	1,000	2,425	(1,425)
Landscape Maintenance - Contract	144,310	96,207	94,522	1,685
Landscape Maintenance - Other	25,000	16,667	12,262	4,404
Lake Maintenance	17,000	11,333	10,862	472
Electric Utility Services - Entrance Feature	1,700	1,133	1,810	(677)
Water Utility Services - Entrance Feature	-	-	77	(77)
Repairs & Maintenance - Entrance Feature	-	-	-	-
Field Contingency	50,000	33,333	8,739	24,595
Subtotal Field Expenditures	\$ 245,510	\$ 166,173	\$ 141,238	\$ 24,935

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 300,000	\$ 200,000	\$ 175,742	\$ 24,258
Activities	15,000	15,000	13,512	1,488
License/Fees	8,800	5,867	5,718	149
General Supplies	15,000	10,000	6,395	3,605
Maintenance	20,000	13,333	4,605	8,728
Office Supplies	3,500	2,333	615	1,718
Clubhouse Furniture	-	-	1,433	(1,433)
Security	12,000	8,000	11,090	(3,090)
AED	500	333	-	333
Telephone & Internet Services	6,000	4,000	4,339	(339)
Janitorial Supplies	2,500	1,667	4,253	(2,587)
Electric Utility Services - Clubhouse	12,000	8,000	6,070	1,930
Garbage Collection	2,700	1,800	1,919	(119)
Water Utility Services - Clubhouse	5,000	3,333	2,704	629
Electric Utility Services - Tennis Courts/Pool	17,500	11,667	14,565	(2,899)
Pool Cleaning	22,800	15,200	15,200	-
Pool Maintenance - Other	1,000	667	3,954	(3,287)
Pool Furniture	-	-	539	(539)
Tennis Courts - Maintenance	-	-	9,394	(9,394)
Water Utility Services - Tennis Courts/Pool	3,000	2,000	11,313	(9,313)
Subtotal Amenity Expenditures	\$ 447,300	\$ 303,200	\$ 293,362	\$ 9,838
Total Operations & Maintenance	\$ 692,810	\$ 469,373	\$ 434,600	\$ 34,773
Total Expenditures	\$ 870,910	\$ 608,250	\$ 559,068	\$ 49,183
Excess (Deficiency) of Revenues over Expenditures	\$ 385,430		\$ 586,899	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (385,430)	\$ (385,430)	\$ (385,430)	\$ -
Total Other Financing Sources/(Uses)	\$ (385,430)	\$ (385,430)	\$ (385,430)	\$ -
Net Change in Fund Balance	\$ -		\$ 201,469	
Fund Balance - Beginning	\$ -		\$ 319,742	
Fund Balance - Ending	\$ -		\$ 521,211	

Lakeside Plantation
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest	\$ 1,000	\$ 667	\$ 7,033	\$ 6,366
Total Revenues	\$ 1,000	\$ 667	\$ 7,033	\$ 6,366
Expenditures:				
Pond Erosion	\$ 127,934	\$ -	\$ 4,521	\$ (4,521)
Clubhouse and Pool Furniture	25,000	11,963	11,963	-
AV System	15,000	11,745	11,745	-
Road Paving & Milling	68,170	15,885	15,885	-
Fencing	-	-	7,167	(7,167)
Tennis Court	-	-	49,045	(49,045)
Contingency	-	-	86,219	(86,219)
Bank Fees	1,000	667	1,022	(355)
Total Expenditures	\$ 237,104	\$ 40,260	\$ 187,567	\$ (147,307)
Excess (Deficiency) of Revenues over Expenditures	\$ (236,104)		\$ (180,534)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 385,430	\$ 385,430	\$ 385,430	\$ 0
Total Other Financing Sources (Uses)	\$ 385,430	\$ 385,430	\$ 385,430	\$ 0
Net Change in Fund Balance	\$ 149,326		\$ 204,896	
Fund Balance - Beginning	\$ 492,685		\$ 586,943	
Fund Balance - Ending	\$ 642,011		\$ 791,839	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending May 31, 2026

Vendor	Detail	Amount
Capital Outlay		
<i>FY2026</i>		
10/8/25 Sports Surfaces	Clay Court Line Replacement	\$ 6,250.00
10/22/25 Fence Outlet of Tampa	Down Payment to Install Fence	\$ 1,736.00
11/3/25 Fence Outlet of Tampa	Down Payment to Install Fence	\$ 653.00
11/10/25 Horizon Casual Inc	Pool Furniture	\$ 11,962.75
11/19/25 Rock Star Pools & Water	Pool/Spa Resurface	\$ 60,050.00
11/19/25 Viking Electric	Transformer Replacement Project	\$ 8,142.15
10/9/25 Liasion Technology Comm	50% Audio System	\$ 7,486.40
12/29/25 Fence Outlet of Tampa	Chainlink Drive Gate	\$ 1,307.00
12/29/25 Fence Outlet of Tampa	Aluminum Fencing & Gate	\$ 3,471.00
1/29/26 Sports Surfaces	Clay Court Line Replacement	\$ 9,800.00
1/29/26 Williams Concrete	Sidewalk Repairs	\$ 6,000.00
1/29/26 MS Service Solutions	Walkway/Entrance Area Repair	\$ 1,650.00
1/29/26 Asphalt Services	Damaged Ashphalt Repair Deposit	\$ 1,240.00
2/11/26 Pro Audio Services	Audio System	\$ 2,129.51
2/25/26 Liasion Technology Comm	50% Audio System	\$ 7,486.39
2/25/26 Sports Surfaces	Asphalt Repair	\$ 6,250.00
4/13/26 Sports Surfaces	Asphalt Repair	\$ 9,635.00
4/13/26 MS Service Solutions	Dumpster/Walkway Cleaning	\$ 1,650.00
4/27/26 Solitude Lake Management	Pond Erosion	\$ 4,521.00
4/27/26 Liasion Technology Comm	50% Audio System	\$ 2,129.51
4/30/26 Welch Tennia	Court Resurfacing	\$ 16,497.50
5/22/26 Welch Tennia	Court Resurfacing	\$ 16,497.50
Total		<u>\$ 186,544.71</u>

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 173,818	\$ 159,232	\$ (14,586)
Assessments - Direct Bill	8,842	42,221	42,221	-
Interest	1,000	667	3,528	2,861
Total Revenues	\$ 183,660	\$ 216,706	\$ 204,980	\$ (11,725)
Expenditures:				
Interest - 11/1	\$ 30,754	\$ 30,754	\$ 30,754	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Principal - 5/1	125,000	-	-	-
Interest - 5/1	30,754	-	-	-
Total Expenditures	\$ 186,508	\$ 30,754	\$ 35,754	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,848)		\$ 169,226	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,848)		\$ 169,226	
Fund Balance - Beginning	\$ 60,637		\$ 147,879	
Fund Balance - Ending	\$ 57,789		\$ 317,105	

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Lakeside Plantation
 Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments- Tax Roll	\$ -	\$ 222,473	\$ 757,735	\$ 17,761	\$ 27,584	\$ 19,357	\$ 45,038	\$ 11,664	\$ -	\$ -	\$ -	\$ -	\$ 1,101,613
Tennis Club	5,270	3,267	1,178	2,745	1,699	1,273	800	2,330	-	-	-	-	18,562
Activities	2,746	2,042	440	1,351	1,090	2,368	275	1,286	-	-	-	-	11,598
Clubhouse Rentals	-	650	-	1,801	2,105	1,697	1,456	2,325	-	-	-	-	10,034
Miscellaneous	525	328	810	571	311	272	35	35	-	-	-	-	2,887
Interest Earnings	381	177	182	8	6	175	169	174	-	-	-	-	1,273
Total Revenues	\$ 8,922	\$ 228,938	\$ 760,345	\$ 24,237	\$ 32,795	\$ 25,143	\$ 47,773	\$ 17,814	\$ -	\$ -	\$ -	\$ -	\$ 1,145,966

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 800	\$ 400	\$ 800	\$ 800	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 6,000
District Manager	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	-	-	-	-	36,483
District Counsel	2,582	7,836	-	3,858	2,140	3,661	-	-	-	-	-	-	20,076
District Engineer	-	-	-	-	-	-	-	1,310	-	-	-	-	1,310
Amortization Schedule	100	-	-	-	-	-	-	-	-	-	-	-	100
Disclosure Report	88	88	88	88	88	88	88	88	-	-	-	-	700
Assessment Roll	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,771	-	-	-	-	-	-	-	-	-	-	-	4,771
Audit Fees	-	-	-	-	-	2,000	2,300	-	-	-	-	-	4,300
Postage, Phone, Faxes, Copies	183	230	210	97	112	150	138	199	-	-	-	-	1,319
General Liability Insurance	7,879	-	-	-	-	-	-	-	-	-	-	-	7,879
Legal Advertising	-	-	777	-	354	-	232	55	-	-	-	-	1,418
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	516	253	217	128	114	114	122	9	-	-	-	-	1,473
Property Insurance	35,233	-	-	-	-	-	-	-	-	-	-	-	35,233
Information Technology	200	200	200	200	200	200	-	200	-	-	200	-	1,397
Website Administration	-	-	30	-	-	-	-	205	-	-	-	-	235
Website Hosting	150	150	150	150	350	150	350	150	-	-	-	-	1,599
Total General & Administrative	\$ 57,236	\$ 14,117	\$ 6,231	\$ 9,880	\$ 8,317	\$ 11,722	\$ 8,589	\$ 8,376	\$ -	\$ -	\$ -	\$ -	\$ 124,467

Operations & Maintenance													
Field Expenditures													
Common Area Renewal & Maintenance	\$ -	\$ 720	\$ 780	\$ -	\$ -	\$ -	\$ 9,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,542
Street Light/Decorative Light	-	-	2,425	-	-	-	-	-	-	-	-	-	2,425
Landscape Maintenance - Contract	11,815	11,815	11,815	11,815	11,815	11,815	11,815	11,815	-	-	-	-	94,522
Landscape Maintenance - Other	2,723	-	-	-	-	-	9,539	-	-	-	-	-	12,262
Lake Maintenance	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,405	-	-	-	-	10,862
Electric Utility Services - Entrance Feature	227	225	212	239	253	251	227	176	-	-	-	-	1,810
Water Utility Services - Entrance Feature	77	-	-	-	-	-	-	-	-	-	-	-	77
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Contingency	760	-	2,695	-	-	-	5,000	284	-	-	-	-	8,739
Subtotal Field Expenditures	\$ 16,953	\$ 14,111	\$ 19,278	\$ 13,406	\$ 13,419	\$ 13,417	\$ 36,975	\$ 13,681	\$ -	\$ -	\$ -	\$ -	\$ 141,238

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Lakeside Plantation
 Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Personnel Services (Management Contract)	\$ 22,002	\$ 24,427	\$ 25,381	\$ 35,463	\$ 23,668	\$ 24,284	\$ 20,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,742
Activities	1,433	1,060	1,673	1,957	1,417	3,263	1,247	1,463	-	-	-	-	13,512
License/Fees	1,543	283	562	1,038	413	993	413	475	-	-	-	-	5,718
General Supplies	1,339	1,825	535	633	737	685	210	431	-	-	-	-	6,395
Maintenance	1,137	1,588	362	19	19	408	420	651	-	-	-	-	4,605
Office Supplies	204	39	16	28	291	36	-	-	-	-	-	-	615
Clubhouse Furniture	275	-	-	463	-	192	503	-	-	-	-	-	1,433
Security	514	2,504	685	1,184	2,005	1,174	844	2,179	-	-	-	-	11,090
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	307	422	433	616	446	444	1,672	-	-	-	-	-	4,339
Janitorial Supplies	-	-	121	459	910	987	1,138	640	-	-	-	-	4,253
Electric Utility Services - Clubhouse	746	769	563	656	672	965	798	901	-	-	-	-	6,070
Gas Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	225	225	247	248	240	248	238	248	-	-	-	-	1,919
Water Utility Services - Clubhouse	202	885	300	238	238	253	321	269	-	-	-	-	2,704
Electric Utility Services - Tennis Courts/Pool	1,145	1,242	1,717	1,962	2,387	2,344	1,831	1,937	-	-	-	-	14,565
Pool Cleaning	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	-	-	-	-	15,200
Pool Maintenance - Other	1,134	-	870	55	-	316	1,579	-	-	-	-	-	3,954
Pool Furniture	-	-	539	-	-	-	-	-	-	-	-	-	539
Tennis Courts - Maintenance	237	1,192	1,277	1,586	2,612	1,137	292	1,032	-	-	-	-	9,366
Water Utility Services - Tennis Courts/Pool	137	830	1,141	1,883	2,918	4,405	-	-	-	-	-	-	11,313
Subtotal Amenity Expenditures	\$ 34,480	\$ 39,192	\$ 38,322	\$ 50,386	\$ 40,872	\$ 44,033	\$ 33,923	\$ 12,126	\$ -	\$ -	\$ -	\$ -	\$ 293,334
Total Operations & Maintenance	\$ 51,433	\$ 53,303	\$ 57,600	\$ 63,792	\$ 54,291	\$ 57,450	\$ 70,897	\$ 25,807	\$ -	\$ -	\$ -	\$ -	\$ 434,572
Total Expenditures	\$ 108,669	\$ 67,419	\$ 63,831	\$ 73,672	\$ 62,608	\$ 69,171	\$ 79,487	\$ 34,182	\$ -	\$ -	\$ -	\$ -	\$ 559,040
Excess (Deficiency) of Revenues over Expenditures	\$ (99,748)	\$ 161,518	\$ 696,514	\$ (49,435)	\$ (29,813)	\$ (44,029)	\$ (31,714)	\$ (16,368)	\$ -	\$ -	\$ -	\$ -	\$ 586,927
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)
Net Change in Fund Balance	\$ (99,748)	\$ 161,518	\$ 696,514	\$ (49,435)	\$ (29,813)	\$ (429,459)	\$ (31,714)	\$ (16,368)	\$ -	\$ -	\$ -	\$ -	\$ 201,497

Lakeside Plantation
Community Development District
Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MADS
RESERVE FUND REQUIREMENT	\$ 182,164
RESERVE FUND BALANCE	\$ 89,191
BONDS OUTSTANDING - 9/30/13	\$ 1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$ (55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$ (65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$ (70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$ (75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$ (80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$ (85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$ (95,000.00)
LESS: PRINCIPAL PAYMENT 5/1/23	\$ (100,000.00)
LESS: PRINCIPAL PAYMENT 5/1/24	\$ (105,000.00)
LESS: PRINCIPAL PAYMENT 5/1/25	\$ (115,000.00)
LESS: PRINCIPAL PAYMENT 11/1/25 (PREPAYMENT)	\$ (5,000.00)
Current Bonds Outstanding	\$ 880,000

SECTION D

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Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 1,276,425.32 \$ 184,502.67 \$ 1,460,927.99
Net Assessments \$ 1,199,839.80 \$ 173,432.51 \$ 1,373,272.31

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	87.37%	12.63%	100.00%
							O&M Portion	1999 Debt Service	Total
11/12/25	2025-01	\$ 42,907.85	\$ -	\$ (643.62)	\$ -	\$ 42,264.23	\$ 36,926.62	\$ 5,337.61	\$ 42,264.23
11/19/25	2025-02	\$ 76,150.42	\$ (23.23)	\$ (1,142.26)	\$ -	\$ 74,984.93	\$ 65,514.98	\$ 9,469.95	\$ 74,984.93
11/25/25	2025-03	\$ 139,474.04	\$ -	\$ (2,092.11)	\$ -	\$ 137,381.93	\$ 120,031.77	\$ 17,350.16	\$ 137,381.93
12/04/25	INT	\$ -	\$ -	\$ -	\$ 17.84	\$ 17.84	\$ 17.84	\$ -	\$ 17.84
12/10/25	2025-04	\$ 645,419.64	\$ -	\$ (9,681.29)	\$ -	\$ 635,738.35	\$ 555,450.05	\$ 80,288.30	\$ 635,738.35
12/30/25	2025-05	\$ 235,029.89	\$ -	\$ (3,525.45)	\$ -	\$ 231,504.44	\$ 202,267.42	\$ 29,237.02	\$ 231,504.44
01/15/26	2025-06	\$ 18,636.81	\$ -	\$ (279.55)	\$ 1,970.91	\$ 20,328.17	\$ 17,760.90	\$ 2,567.27	\$ 20,328.17
02/12/26	2025-07	\$ 32,077.03	\$ (25.01)	\$ (481.16)	\$ -	\$ 31,570.86	\$ 27,583.73	\$ 3,987.13	\$ 31,570.86
03/12/26	2025-08	\$ 22,492.80	\$ -	\$ (337.39)	\$ -	\$ 22,155.41	\$ 19,357.37	\$ 2,798.04	\$ 22,155.41
04/29/26	2025-09	\$ 51,548.15	\$ -	\$ -	\$ -	\$ 51,548.15	\$ 45,038.06	\$ 6,510.09	\$ 51,548.15
05/27/26	2025-10	\$ 13,349.86	\$ -	\$ -	\$ -	\$ 13,349.86	\$ 11,663.89	\$ 1,685.97	\$ 13,349.86
TOTAL		\$ 1,277,086.49	\$ (48.24)	\$ (18,182.83)	\$ 1,988.75	\$ 1,260,844.17	\$ 1,101,612.63	\$ 159,231.54	\$ 1,260,844.17

92%	Net Percent Collected
\$112,428.14	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Imagine School at North Port Inc					
2026-01					
			Net Assessments	\$8,842.03	\$8,842.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Debit Service
9/22/25	11/1/25	12246	\$4,421.02	\$4,421.02	\$4,421.02
	2/1/26		\$2,210.51	\$2,210.51	\$2,210.51
	5/1/26				
			\$ 6,631.53	\$ 6,631.53	\$ 6,631.53